

Attachment A

Previous Actions

Summary of Relevant General Plan Update Previous Actions from Advisory Groups, Planning Commission, and Board of Supervisors

All documents are available from the Department of Planning and Land Use (DPLU) and the project website (<http://www.sdcounty.ca.gov/dplu/gpupdate/>) if date is underlined. To view or request a copy of any document, call 619-615-8289, email gpupdate.DPLU@sdcounty.ca.gov, or visit the DPLU Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California 92123 (8:00 a.m. to 4:00 p.m., Monday through Friday).

Board of Supervisors and Planning Commission Hearings

Board of Supervisors - December 10, 1997 (5): Approved Scope of Work, and directed the Planning and Land Use to return with planning/sponsor group recommendations on population standards for their communities.

Board of Supervisors - August 12, 1998 (2): Approved and authorized Consultant Contract.

Board of Supervisors - February 17, 1999 (9); and June 30, 1999 (2): Accepted progress reports.

Board of Supervisors - September 15, 1999 (8): Endorsed Draft Regional Goals and Policies.

Board of Supervisors - November 17, 1999 (7); December 15, 1999 (5); March 29, 2000 (6); May 10, 2000 (4); and August 9, 2000 (11): Accepted progress reports.

Board of Supervisors - November 1, 2000 (12): Approved amendment to Scope of Work and Consultant Contract.

Board of Supervisors - January 10, 2001 (1): Reaffirmed the population targets and Regional Goals and Policies; endorsed Standards and directed additional Alternatives.

Board of Supervisors - September 26, 2001 (1): Directed the Interest Group to continue for the duration of the project.

Board of Supervisors - May 23, 2001 (10): Directed Concepts A, B, C and D be incorporated; authorized Interest Group work for additional 90 days; determined financial disclosures for Interest Group members are not required; directed focus on areas requiring more attention (Ramona and Alpine); directed the appointment of two additional Interest Group members.

Board of Supervisors - January 16, 2002 (3); and April 24, 2002 (3): Accepted progress reports.

Planning Commission - January 31, February 7, and February 14, 2003: Received direction from the Planning Commission regarding the Land Use Framework, Regional Maps, Population Forecast, Draft Regional Goals and Policies, and Equity Mechanisms associated with General Plan 2020. Another purpose is to receive direction from the Planning Commission on the distribution of residential land use within the unincorporated County through a community map review process.

Board of Supervisors - May 21, 2003 (2), June 11, 2003 (2), and June 25, 2003 (1): Supported the direction of the General Plan 2020 project and the following products: Planning Concepts, Draft Regional Goals and Policies, Land Use Framework, Regional Structure Map, Regional Land Use Distribution Map, and Statements of Legislative Intent. Directed the CAO to return to the Board with a list of referrals and recommended adjustments to the map, a draft policy on pipelining, a review of the Interest Group membership issue, and recommendations for resolving the FCI issues. Directed the CAO to refer development of the PDR, TDR and other equity mechanisms to the Interest Group and to consider slope criteria for semi-rural designations as well as community-based design standards.

Board of Supervisors - August 6, 2003 (3 & 4): Approved policy to resolve conflicts for applications that are currently in process, commonly referred to as “pipelining”. Directed resolution to the conflict of purpose with some members of the Interest Group.

Planning Commission - [August 12, August 22, August 29, and September 5, 2003](#): Received direction from the Planning Commission regarding land use designations for residential properties that were referred back to staff during a series of Planning Commission and Board of Supervisors hearings on GP2020 held between January 31 and June 25 of this year.

Board of Supervisors - [September 24, 2003 \(1\) and October 1, 2003 \(4\)](#): Considered staff recommendations on 183 residential property referrals. Accepted the August 2003 Working Copy Regional Structure and Land Use Distribution maps for continued refinement and progress. Directed the CAO to evaluate eight land use scenarios for traffic impacts, to return with a package that includes equity mechanisms, and to conduct a comprehensive groundwater study for Pine Valley.

Board of Supervisors – [May 19, 2004 \(1\) and June 16, 2004 \(1\)](#): Reviewed information on traffic forecasts for the eight scenarios and updated information on groundwater conditions. Endorsed the April 2004 Residential Baseline Map and created a second alternative land use map, entitled Consensus Alternative Map (now the Referral Map) for environmental impact analysis.

Planning Commission - [February 25 and March 18, 2005](#): Received direction from the Planning Commission on commercial and industrial designations, resolution of special study areas, proposed revisions to the Land Use Framework, and on Planning Criteria used to develop countywide commercial and industrial proposals.

Board of Supervisors – [May 11, 2005 \(1\) and May 18, 2005 \(19\)](#) : Approved the revisions to the Land Use Framework regarding commercial, industrial and other non-residential land uses and completion of planning efforts for three of the five special study areas. Accepted the Baseline 2005 Map with changes and made modifications to the Referral Map.

Planning Commission - [July 28, 2006](#): Received direction on a Circulation Element (CE) road network that is needed to support future land use development within the unincorporated County, and to establish a framework for CE road standards. Board direction is also needed for the proposed August 2006 Draft Land Use Map, which includes modifications made to the June 2005 Draft Land Use Map needed to balance land use with circulation plans.

Board of Supervisors – [August 2, 2006 \(3\)](#): Endorsed the draft Circulation Element map with modifications, the proposed revisions to the Circulation Element framework, and the updated Draft Land Use Map with modifications.

Board of Supervisors - [July 23, 2008 \(23\)](#): Accepted progress report and directed staff to remove a Specific Plan from the Valley Center Referral Map.

Planning Commission - [May 6, 2009](#): Accepted progress report

Board of Supervisors - [May 13, 2009 \(4\)](#): Accepted progress report

Planning Commission - [November 6, November 19, November 20 and December 4, 2009](#): Tentatively-recommended a land use map for the General Plan Update. Continued hearing to February 19, 2010 for further discussions on unresolved issues.

Planning Commission Subcommittee - [February 5, 2010](#): A subcommittee of the Planning Commission heard public testimony and made recommendation to the full Planning Commission on the Conservation Subdivision Program.

Planning Commission - [February 19 and March 12, 2010](#): Continued to refine the Planning Commission Tentatively-Recommended Land Use Map. Tentatively supported staff's recommendations for the Conservation Subdivision Program (with clarifications), population projections, Farm Bureau issues, GPAs/PAA's, Permissive/Restrictive Language, Mixed Use Village Core Standards, and the General Plan Update approach to the Forest Conservation Initiative.

Steering Committee Meetings

[February 5, 2000](#): Density Categories, New Population Buildout, Review of Glossary

[April 8, 2000](#): Density Categories, New Population Buildout, Review of Glossary

[June 10, 2000](#): Resource Protection and Density Reduction Formula

[July 8, 2000](#): Resource Protection Standards and Implementation, Alternative III Review Process

[July 22, 2000](#): Resource Protection Standards, Review of Interest Group Recommendations

[September 23, 2000](#): Interest Group Recommendations on Glossary, Community Preference Alternative Map Analysis

[February 17, 2001](#): Report from BOS Conference on Alternative III, Population Distribution Concepts and Parameters

[March 24, 2001](#): Interest Group Update, Population Distribution Concepts and Criteria

[May 5, 2001](#): Interest Group Update, Reintegration of Community Plan Texts

[July 28, 2001](#): Interest Group Draft Land Use Concepts and Criteria, Transfer of Development Rights (TDRs), Commercial Designations

[August 25, 2001](#): TDRs, Regional Land Use Framework: Commercial, Draft Structure Maps

[October 6, 2001](#): Steering Committee Milestones, Presentation on Regional Categories

[October 20, 2001](#): Regional Land Use Framework: Commercial and Industrial

[November 17, 2001](#): Regional Land Use Framework: Commercial and Industrial

[January 12, 2002](#): Regional Land Use Framework: Agriculture, Draft Regional Map Review

[April 20, 2002](#): Presentation of Draft Regional Land Use Map, Overview of Map Review Process

[June 22, 2002](#): Regional Land Use Framework

[July 13, 2002](#): Regional Land Use Framework

[July 27, 2002](#): Regional Land Use Framework

[August 24, 2002](#): Regional Land Use Framework

[November 23, 2002](#): Land Use Framework, Clustering Policies

[December 14, 2002](#): Land Use Framework, Clustering, Updated Land Use Distribution Maps

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April 26, 2003: Planning Commission Recap, Town Center Planning, Conservation Subdivision, Board of Supervisors Hearing Preview

January 24, 2004: Conservation Subdivisions

March 27, 2004: Conservation Subdivisions, General Plan 2020 Status and Overview

September 25, 2004: Commercial/Industrial, Land Use Framework

December 4, 2004: Outdoor Commercial, Land Use Framework, Housing Presentation

June 25, 2005: Road Network Planning, Circulation Element Road Classifications

August 20, 2005: Circulation Element Road Standards, Mapping Criteria, Draft Goals & Policies, Village Designations

November 10, 2007: General Plan Update Overview and Introductions

February 2, 2008: Draft Land Use Element, Draft Village Limit Line/Rural Village Boundaries, Presentation of Land Use Alternatives

March 1, 2008: Draft Land Use Element Review

March 15, 2008: Draft Land Use Element Review

March 22, 2008: Draft Land Use Element Review

April 26, 2008: Draft Land Use Element, Environmentally Superior Alternative, & Community Plans

June 28, 2008: Community Plan Strategy, Conservation Subdivisions and Draft Land Use Element

July 26, 2008: Draft Land Use Element

August 28, 2008: Conservation Subdivision Program

October 25, 2008: Draft Public Road Standards

January 10, 2009: Draft General Plan

February 28, 2009: Draft General Plan

May 2, 2009: Conservation Subdivision Program

June 27, 2009: Circulation of Draft Environmental Impact Report, Draft General Plan, Draft Community Plans, and Draft Implementation Plan for Public Review

Interest Group Meetings

March 13, 2000: Progress, Review of Goals and Policies, Standards, Glossary

May 9, 2000: Standards

June 13, 2000: Standards, Density Categories, Alternative III Maps

July 19, 2000: Land Use Designations, Resource Protection Standards

July 31, 2000: Resource Protection Standards

September 7, 2000: Wetlands, Steep Slope, Floodplains, Glossary, Threshold for Applying Yield Reduction

October 2, 2000: Planning Commission Workshop Review, Community Preference Alternative Analysis

November 21, 2000: Alternative III Testing Report, Review of Planning Commission Workshop, Review of Board of Supervisors Hearing

December 19, 2000: Water Agencies Presentation, Planning Commission Workshop Update, New Goals and Policies

February 22, 2001: New Interest Group, Report on Board of Supervisors Conference, Review Concepts and Parameters

March 19, 2001: Population Distribution Concepts and Parameters

March 26, 2001: Goals and Policies Discussion, Criteria Discussion

April 9, 2001: Goals and Policies Issues, Concept Criteria Discussion

April 23, 2001: Concepts Criteria Discussion, Interest Group's Next Steps

May 7, 2001: Approach Principles, Criteria Discussion, Gap Analysis, Perspective

May 21, 2001: Criteria "D" Discussion, Gap Analysis, TDRs, Sempra Energy Pres.

June 4, 2001: Agriculture/Open Space Resource Areas, Concept "D" Criteria, "Tools" Update

June 18, 2001: Open Space Resource Areas, MSCP & RPO Discussion, "Tools" Update

July 9, 2001: Concepts Criteria, Transportation/Transit

July 16, 2001: Growth Management Tools

July 30, 2001: Glossary of Terms, Growth Management Tools

August 27, 2001: Field Trip, Concepts Criteria

September 10, 2001: Regional Categories, Structure Map

September 24, 2001: Regional Categories, Structure Map, Existing Framework

October 8, 2001: Structure Map

October 22, 2001: Staff Pres., Draft Regional Categories, "Toolbox" Discussion

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November 5, 2001: Draft Regional Categories, "Toolbox" Disc., Structure Map

November 19, 2001: Goals and Policies, "Toolbox" Discussion

December 3, 2001: Goals and Policies

December 17, 2001: Map Review

January 8, 2002: Planning Overview, Map Review

January 22, 2002: Distribution of Draft Revisions to Goals and Policies, Map Review

February 5, 2002: Draft Revisions to Goals and Policies

February 19, 2002: "Tools" Subcommittee Update, Goals and Policies

March 5, 2002: "Tools" Subcommittee Update, Goals and Policies

March 19, 2002: "Tools" Subcommittee Update, Goals and Policies

April 2, 2002: "Tools" Subcommittee Update, Goals and Policies

April 16, 2002: "Tools" Subcommittee Update, Goals and Policies, Distribution Map

April 30, 2002: "Tools" Subcommittee Update, Overview, Goals and Policies

May 14, 2002: Draft Revisions to Goals and Policies

May 28, 2002: Draft Revisions to Goals and Policies

June 11, 2002: Draft Revisions to Goals and Policies

July 9, 2002: Draft Revisions to Goals and Policies, Working Copy Distribution Map

August 5, 2002: Working Copy Distribution Map

September 10, 2002: TDR & Tribal Lands Update, Groundtruthing, Standards

October 8, 2002: Standards

October 22, 2002: Interim Interest Group Map, Resource Standards

November 5, 2002: Resource Standards

December 17, 2002: "Tools" Subcommittee Update, Map Presentation, Update on Breakout Discussions

January 14, 2003: Standards Package

January 28, 2003: Standards Package

March 11, 2003: Standards, Conservation Subdivisions, Legislative Intent for Ordinances

March 25, 2003: Floodplain Presentation, Standards

May 13, 2003: Open Space Subdivision

May 27, 2003: Update on Recent Board of Supervisors Hearing, Open Space Subdivision

September 16, 2003: Residential Property Referrals Presentation, Open Space Subdivision

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October 21, 2003: Equity Mechanisms Presentations

December 16, 2003: Equity Mechanisms Proposals

January 20, 2004: Equity Mechanisms Proposals

March 16, 2004: Equity Mechanisms, Traffic Modeling Overview

January 25, 2005: General Project Update, Housing Element Presentation, Land Use Framework, ERA Report

November 29, 2007: General Plan Update Overview and Introductions

February 6, 2008: Draft Land Use Element, Draft Village Limit Line/Rural Village Boundaries, Presentation of Land Use Alternatives

April 25, 2008: Draft Land Use Element, Environmentally Superior Alternative & Community Plans

June 27, 2008: Draft Conservation Subdivision Program, Draft Land Use Element

October 27, 2008: Draft Public Road Standards

January 30, 2009: Draft General Plan

May 1, 2009: Draft Conservation Program

June 30, 2009: Circulation of Draft Environmental Impact Report, Draft General Plan, Draft Community Plans, and Draft Implementation Plan for Public Review

Attachment B
Resolution of the
San Diego County Planning Commission
Concerning the General Plan Update

April 16, 2010

A RESOLUTION OF THE SAN DIEGO COUNTY)
PLANNING COMMISSION CONCERNING)
THE GENERAL PLAN UPDATE - GENERAL PLAN AMENDMENT (GPA))

ON MOTION of Commissioner _____, seconded by Commissioner _____, the following Resolution is adopted:

WHEREAS, pursuant to Government Code Sections 65350 et seq., a comprehensive update of the County of San Diego General Plan has been prepared in the Calendar Year 2010; and

WHEREAS, this comprehensive update of the County General Plan has been initiated by the County of San Diego consisting of the following:

- (1) New Land Use, Mobility, Housing, Conservation and Open Space, Safety and Noise Elements replacing the current Land Use, Circulation, Public Facilities, Housing, Noise, Public Safety, Seismic Safety, Conservation, Open Space, Recreation, Scenic Highway and Energy Elements;
- (2) Amendments to the Land Use Map;
- (3) Amendments to the Circulation Element (renamed Mobility Element) Map;
- (4) Comprehensive updates of the Bonsall, Borrego Springs, Boulevard, Crest/Dehesa, Elfin Forest/Harmony Grove, Fallbrook, Pine Valley, Potrero, Rainbow, Ramona, Spring Valley, and Valle de Oro Community Plans;
- (5) Amendments to the Alpine, Central Mountain, Desert, , Jamul/Dulzura, Julian, Lakeside, Mountain Empire, North County Metro, North Mountain, Otay, Pala/Pauma, San Dieguito, Sweetwater, and Valley Center Community and Subregional Plans; and

WHEREAS, the Department of Planning and Land Use has made its detailed recommendations concerning the above items; and

WHEREAS, the Department of Planning and Land Use recommends that the Planning Commission review and consider the information contained in the EIR dated July 1, 2009, and associated documents on file with the Department of Planning and Land Use as Environmental Review Number 02-ZA-001 prior to making its recommendation on the project; and

Attachment B

WHEREAS, the Planning Commission, pursuant to Government Code Sections 65351 and 65353 held duly advertised public hearings on the General Plan Update on the following dates:

November 6, 2009
November 19, 2009
November 20, 2009
December 4, 2009
February 19, 2010
March 12, 2010
April 16, 2010; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in the EIR dated July 1, 2009, and associated documents on file with the Department of Planning and Land Use as Environmental Review Number 02-ZA-001 prior to making its recommendation on the project;

NOW THEREFORE BE IT RESOLVED that the Planning Commission recommends that the Board of Supervisors take the following actions:

1. Review and consider the information contained in the Environmental Impact Report on file with the Department of Planning and Land Use as Environmental Review Number 02-ZA-001 prior to making its decision on the project.
2. Certify that the Final EIR has been completed in compliance with the California Environmental Quality Act (CEQA) and that it reflects the Board of Supervisor's independent judgment and analysis.
3. Adopt the Findings prepared pursuant to CEQA Guidelines section 15091.
4. Adopt the Statement of Overriding Considerations prepared pursuant to CEQA Guidelines section 15093.
5. Find that the comprehensive update of the General Plan is in compliance with the California Government Code.
6. Approve the comprehensive update to the County General Plan, as briefly described below and more specifically explained in Appendices 1, 2 and 3:

Appendix 1:	General Plan Update Text including the Land Use, Mobility, Conservation and Open Space, Housing, Safety, and Noise Elements
Appendix 2:	General Plan Update Maps
	2A: Land Use Map

Attachment B

Appendix 3: 2B: Mobility Element Network Map
Community and Subregional Plans.

BE IT FURTHER RESOLVED that the amended documents shall be endorsed in the manner provided by the Board of Supervisors.

PASSED AND APPROVED by the Planning Commission of the County of San Diego, State of California, the 16th day of April 2010, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Attachment C

Draft General Plan Recommended Revisions

The following table provides a summary of revisions made to the July 1, 2009 version of the draft General Plan. These revisions are in responses to all comment letters received during the July/August 2009 public review period and the Planning Commission hearings from November 2009 through March 2010. Staff's responses to comments are available at:

<http://www.sdcounty.ca.gov/dplu/gpupdate/environmental.html>

The complete revised draft General Plan text is available on the project website at the link below:

<http://www.sdcounty.ca.gov/dplu/gpupdate/draftgp.html#DraftGeneralPlanDocument>



Chapter 1: Introduction

Page	Section	Revision
1-5	Overview of the General Plan How to Use the General Plan	<p>The following paragraph has been added after the first paragraph of this section:</p> <p><u>“The policies contained within this General Plan were written to be a clear statement of policy but also to allow flexibility when it comes to implementation. Policies cannot be applied independently; rather, implementation of the policies must be balanced with one another and will address details such as how and when the policy is applied and any relevant exceptions. For example, a policy to conserve open space is not a mandate for preservation of 100 percent of the existing undeveloped land in the County. It must be balanced with other policies that allow development and other uses of the land. In this case, implementation of the policy in new developments will be achieved through regulations such as the Resource Protection Ordinance, Biological Mitigation Ordinance, and California Environmental Quality Act, which will guide to what degree open space must be conserved.”</u></p>
1-13 to 1-14	Related Documents Regional and Multi-Jurisdictional Plans	<p>The following revision has been made to the third paragraph under this subheading:</p> <p>“The Multiple Species Conservation Program (MSCP) is a County conservation planning program designed to establish connected preserve systems that ensures the long-term survival of sensitive plant and animal species and protects the native vegetation found throughout the unincorporated County. Plans created under this program are both a federal Habitat Conservation Plan (HCP) and a State Natural Community Conservation Planning (NCCP) <u>program plan</u>. The MSCP addresses the potential impacts of urban growth, natural habitat loss, and species endangerment and creates plans to mitigate for the potential loss of sensitive species and their habitats. The MSCP Plan covers 582,243 acres over twelve jurisdictions. Each jurisdiction has its own Subarea Plan; <u>however, there are only minor differences in how each are implemented and each differs in how it implements the MSCP Plan</u>. The MSCP is also an important program that significantly contributes to the County’s ability to realize its watershed protection and climate change goals.”</p>
1-17	Global Climate Change: AB 32 Compliance Table I-1: General Plan Policies Addressing Climate Change	Add Policy LU-6.3, Conservation-Oriented Project Design, under the “Land Use” category for Strategy A-1

Chapter 2: Vision and Guiding Principles

Page	Section	Revision
2-2	Introduction	<p>The following revision has been made to the last sentence of the paragraph:</p> <p>“The Vision represents the basis by which all updated plan goals, policies, and implementation programs are measured <u>and constitute the Plan’s legislative intent as approved by the Board of Supervisors</u>.”</p>



ATTACHMENT C: DRAFT GENERAL PLAN RECOMMENDED REVISIONS

Chapter 2: Vision and Guiding Principles

Page	Section	Revision
2-3	Vision What We Plan to Be	The following revision has been made to the third sentence of the first paragraph: “Our villages are intended to <u>remain grow in</u> compact <u>land development patterns</u> to minimize intrusion into agricultural lands and open spaces; the distance that we travel to our local services and businesses; and the need for extensive infrastructure and services; while also inducing community association, activity, and walking. The County’s ambience will remain quiet and peaceful, with nighttime skies illuminated by the stars.”
2-7	Guiding Principles Guiding Principle 1	The following revision has been made to the first paragraph under the guiding principle: “California and the San Diego region have been among the fastest growing areas in the nation and projections indicate that this will continue during the upcoming decades, regardless of variations associated with economic cycles. Data indicate that much of the growth has been and will continue to be attributable to birth rates of existing residents coupled with the longer <u>lives lifespan</u> of the population and, secondarily, due to immigration.”
2-10	Guiding Principles Guiding Principle 3	The following revisions have been made to the second and third paragraphs under the guiding principle: “As the County continues to grow, it is critical that development be located, scaled, and designed to retain and enhance the qualities that distinguish its communities. Development planning must consider uses; parcel sizes; building form, scale, massing, and architecture; landscapes; and site development practices that are comparable to, or transition with, existing development to ensure that new development “fits” with the community. Smaller parcel sizes in community cores, for example, can be developed to replicate the character and scale of existing development. <u>An economically viable community must also provide housing for all income levels.</u> Close coordination with communities will be essential in understanding those attributes that distinguish them. Clear and effectively crafted community plans have an important role in communicating these principles. With new development, it is also crucial to accommodate, and provide incentives for, important missing uses that residents <u>and other stakeholders</u> indicate are needed to “complete” the community. These may include locally-needed retail and services and/or amenities, such as parks, sidewalks that are pedestrian-friendly, trails and pathways, and parking facilities.”

Chapter 3: Land Use Element

Page	Section	Revision
3-3	Introduction Land Use Setting	The following revision has been made to the fifth sentence of the first paragraph under the subheading: “The predominant pattern of development in the unincorporated County is rural in character, offering a choice in use and lifestyle <u>different</u> from the urbanized coastal and inland communities.”



Chapter 3: Land Use Element

Page	Section	Revision
3-6	Land Use Framework	The following revision has been made to the fourth sentence of the first paragraph under the subheading: "Unincorporated San Diego County contains numerous lands that are outside the land use jurisdiction of the County, such as tribal lands, military installations, <u>public utility lands</u> , State parks, and national forests"
3-11	Land Use Framework / Land Use Designations Table LU-1 Land Use Designations and Compatible Regional Categories	<p>For the <i>General Commercial (C-1)</i>, <i>Office Professional (C-2)</i>, and <i>Neighborhood Commercial (C-3)</i> designations, under the Maximum Density column, Note d has been changed to Note e: "<u>Maximum residential densities are applied through the Zoning Ordinance</u>"</p> <p>For the <i>Village Core Mixed Use (C-5)</i> designations, under the Maximum FAR column, the FAR has been changed from "1.3" to "0.7". In addition, the following sentence has been added to the end of Note d: "<u>The maximum FAR in the Village Core Mixed Use Designation is 0.7 unless offsite parking is provided in conjunction with the proposed development. In that case, the maximum FAR would be 1.3</u>"</p> <p>For the <i>Open Space—Recreation</i> designation, under the Maximum Density column, Note e: "Maximum residential densities are applied through the Zoning Ordinance" has been changed to the following: "<u>1 unit per 2, 4, or 8 gross acres (Note i)</u>"</p> <p>Note g: has been revised as follows: "This designation solely reflects those designations retained from the former General Plan. New SPAs <u>will not be shown on the Land Use Map under the SPA designation, rather these areas will retain their underlying land uses that substitute for General Plan land use designations will not be permitted in this adopted General Plan.</u>"</p> <p>The following note has been added: "<u>Note i: Residential uses would not occur within this designation unless the proposed development has been carefully examined to assure that there will be no significant adverse environmental impacts, and erosion and fire problems will be minimal.</u>"</p>
3-13	Land Use Framework / Residential Land Use Designations Table LU-2 Density Formula for Slope-Dependent Lands	The density for the Semi-Rural-0.5 designation has been corrected to read "2 du/gross acre" in areas with slope less than 25 percent.
3-17	Land Use Framework / Land Use Designations Nonresidential Land Use Designations	<p>Tribal Lands. These lands comprise about 126,000 acres, or five percent of the unincorporated County on 18 federally recognized reservations <u>or Indian villages</u>. Tribal lands are primarily located in Rural Areas.</p> <p>Specific Plan Area. The following has been added at the end of the description for this designation" "<u>The intention is to retain the underlying densities on the General Plan Land Use Plan to clearly show the area's relationship within the context where it is located</u>"</p>



Chapter 3: Land Use Element

Page	Section	Revision
3-21 to 3-23	Goals and Policies The Community Development Model	<p>Policy LU-1.6</p> <p>Village Expansion. Permit new Village Regional Category designated land uses only where contiguous with an existing or planned Village and where all of the following criteria are met:</p> <ul style="list-style-type: none">■ Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding■ Potential Village development would be accommodated by the General Plan road network■ Public facilities and services can support the expansion without a reduction of services to other County residents■ The expansion respects and enhances <u>is consistent with</u> community character, the scale, and the orderly and contiguous growth of a Village area. <hr/> <p>Policy LU-1.7</p> <p>Relationship of County Land Use Designations with Adjoining Jurisdictions. Prohibit the use of established or planned land use patterns in nearby or adjacent jurisdictions as the primary precedent or justification for adjusting land use designations of unincorporated County lands. <u>Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities and capabilities.</u></p> <hr/> <p>Policy LU-2.7</p> <p>Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, <u>vibrations</u>, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.</p> <hr/> <p>Goal LU-4</p> <p>Inter-jurisdictional Coordination. Coordination with the plans and activities of other agencies <u>and tribal governments</u> that relate to issues such as land use, community character, transportation, energy, other infrastructure, public safety, and resource conservation and management in the unincorporated County and the region.</p>



Chapter 3: Land Use Element

Page	Section	Revision
3-25 to 3-28	Goals and Policies Planning for Sustainability	<p>Policy LU-6.3</p> <p>Conservation-Oriented Project Design. Support conservation-oriented project design when appropriate and consistent with the applicable Community Plan. This can be achieved with mechanisms such as, but not limited to, Specific Plans, lot area averaging, and reductions in lot size with corresponding requirements for preserved open space (Planned Residential Developments). Projects that rely on lot size reductions should incorporate specific design techniques, perimeter lot sizes, or buffers, to achieve compatibility with community character.</p> <p><u>Approval of Conservation-Oriented projects is not guaranteed by-right but shall be allowed to process if consistent with applicable minimum lot sizes, design guidelines, and regulations.</u></p> <p>Policy LU-6.10</p> <p>Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in <u>extreme</u>, very high and high hazard fire areas or other unmitigable hazardous areas.</p> <p>Policy LU-8.2</p> <p>Groundwater Resources. Require development to identify adequate groundwater resources in groundwater dependent areas, as follows:</p> <ul style="list-style-type: none"> ■ In areas dependent on currently identified groundwater overdrafted basins, <u>prohibit</u> new development from exacerbating overdraft conditions. Encourage programs to alleviate overdraft conditions in Borrego Valley. ■ In areas without current overdraft groundwater conditions, <u>prohibit evaluate</u> new groundwater-dependent development <u>to assure a sustainable long-term supply of groundwater is available that will not adversely impact existing groundwater users</u> where overdraft conditions are foreseeable. <p><i>A groundwater basin is considered in an overdraft condition when, during average conditions over a number of years, the amount of water being withdrawn from the basin exceeds the amount of water that recharges the basin.</i></p> <p>Policy LU-8.3</p> <p>Groundwater-Dependent Habitat. <u>Prohibit Discourage</u> development that would <u>significantly</u> draw down the groundwater table to the detriment of groundwater-dependent habitat, except in the Borrego Valley.</p>
3-28 to 3-31	Goals and Policies Villages and Town Centers	<p>The second paragraph of the "Context" subsection has been revised as follows:</p> <p><u>"Under ideal circumstances,</u> Villages <u>would that</u> contain a mix of land uses <u>to</u> encourage strong neighborhoods and <u>contribute to meeting</u> a community's daily commercial, civic, and social needs. New development can facilitate the achievement of these objectives and enhance the vitality and livability of existing Villages. Such development is expected to be diverse considering the unique needs and character of each Village."</p>



Chapter 3: Land Use Element

Page	Section	Revision
		<p>Goal LU-9</p> <p>Distinct Villages and Community Cores. Well-defined, <u>well</u>-planned, and <u>well</u>-developed community cores, such as Villages and Town Centers, that contribute to a community's identity and character.</p>
		<p>Policy LU-9.1</p> <p>Village and Community Core Planning. Prepare master plans to <u>E</u>ncourage the delineation of and development of more detailed planning direction for the character, design, uses, densities, and amenities of Village areas, Town Centers, and other community cores in Community Plans to assist in the future planning of residences, infrastructure, businesses, and civic uses.</p>
		<p>Policy LU-9.3</p> <p>Village and Community Core Guidelines and Regulations. Support the development and implementation of design guidelines, Village-specific regulations for roads, parking, and noise, and other planning and regulatory mechanisms that recognize the unique operations and character of Villages, Town Centers, and transportation nodes. Such mechanisms should <u>E</u>nsure that new development respects and enhances <u>be compatible with</u> the overall scale and character of established neighborhoods.</p>
		<p>Policy LU-9.4</p> <p>Infrastructure Serving Villages and Community Cores. Prioritize infrastructure improvements and the provision of public facilities for Villages and community cores and sized for the intensity of development allowed by the Land Use Map.</p>
		<p>Policy LU-9.5</p> <p>Village Core. Encourage <u>Village</u> development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.</p>
		<p>Policy LU-9.7</p> <p>Town Center Planning and Design. Plan and guide the development of Town Centers and transportation nodes as the major focal point and activity node for Village areas. Utilize design guidelines to respect and enhance <u>be compatible with</u> the unique character of a community. Roadways, streetscapes, building facades, landscaping, and signage within the town center should be pedestrian oriented. Wherever possible, locate public facilities, such as schools, libraries, community centers, and parks in Town Centers and Villages..</p>



Chapter 3: Land Use Element		
Page	Section	Revision
		<p>Policy LU-9.12</p> <p>Achieving Planned Densities in Villages. In villages, ensure that encourage future residential development to achieve planned densities through multi-family, mixed use, and small-lot single-family projects that are compatible with the community character.</p>
3-34	Goals and Policies Commercial, Office, and Industrial Development	<p>Policy LU-11.2</p> <p>Compatibility with Community Character. Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with respect and enhance the unique character of the community.</p>
3-35 to 3-36	Community Services and Infrastructure Context / Water Supply	<p>The following paragraph has been added after the first paragraph of the section:</p> <p><u>"The City of San Diego owns and maintains seven drinking source water reservoirs in the County. While these reservoirs do not provide potable water for residents outside the city, they are used by County residents for recreation and provide valuable habitat."</u></p> <p>The following paragraph has been added after the second paragraph of the section:</p> <p><u>"In addition to the UWMP, which deals with long term planning, SDCWA's Board of Directors approved a Drought Management Plan (DMP) in 2006. The DMP provides potential actions that the SDCWA can take to minimize or avoid the impacts associated with supply shortage conditions due primarily to droughts. The DMP also contains a water supply allocation methodology to be used if the SDCWA is required to allocate supplies to its member agencies."</u></p> <p>The following revisions have been made to the third paragraph, fourth sentence:</p> <p>"This means that local water agencies would have to rely on increased conservation, along with contingency and emergency sources of water, including local groundwater and storage supplies, to lessen direct impacts on water availability for their customers."</p>
3-40 to 3-43	Community Services and Infrastructure Goals and Policies	<p>Policy LU-12.2</p> <p>Maintenance of Adequate Services. Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve a higher improved LOS but do not achieve a LOS of D or better.</p> <p>Policy LU-12.3</p> <p>Infrastructure and Services Compatibility. Provide public facilities and services that are sensitive to the environment with characteristics of the unincorporated communities. <u>Encourage the collocation of infrastructure facilities, where appropriate.</u></p>



ATTACHMENT C: DRAFT GENERAL PLAN RECOMMENDED REVISIONS

Chapter 3: Land Use Element

Page	Section	Revision
		<p>Goal LU-13</p> <p>Adequate Water Quality, and Supply, and Protection. A balanced and regionally integrated water management approach to ensure the long-term viability of San Diego County's water quality and supply.</p>
		<p>Policy LU-14.4</p> <p>Sewer Facilities. Prohibit sewer facilities that would induce unplanned growth. Require sewer systems to be planned, developed, and sized to serve the land use pattern and densities depicted on the Land Use Map. Sewer systems and services shall not be extended beyond <u>either</u> Village boundaries (or extant Urban Limit Lines), whichever is more restrictive, except:</p> <ul style="list-style-type: none">■ When necessary for public health, safety, or welfare.■ <u>When within existing sewer district boundaries; or</u>■ <u>Where specifically allowed in the Community Plan.</u>
		<p>Policy LU-17.2</p> <p>Compatibility of Schools with Adjoining Uses. Encourage school districts to minimize conflicts between schools and adjacent development <u>land uses</u> through appropriate siting and adequate mitigation, addressing such issues as student drop-off/pick up locations, parking access, and security.</p>

Chapter 4: Mobility Element

Page	Section	Revision
4-3	Introduction Guiding Principles for Mobility	<p>The following revisions have been made to the second paragraph, second sentence:</p> <p>"Therefore, widening of roads, which can dramatically change the character of a community, is <u>should be pursued only after environmental and community character impacts are also considered</u> generally recommended as a last resort."</p>



Chapter 4: Mobility Element

Page	Section	Revision
4-7 to 4-10	Goals and Policies for Mobility Element County Road Network / Context Road Classifications	<p>The second paragraph has been revised as follows:</p> <p>“Flexibility exists within the Public Road Standards for modifications <u>exceptions</u> that may be appropriate for community context or other reasons. Additionally, community specific road standards may also be prepared to implement context-sensitive solutions for individual communities. Where it is demonstrated that permanent bus or transit facilities are needed, such as in a regional transit <u>or school district</u> plan based upon the demand and frequency of buses, additional right of way may be required/obtained for the provision of a bus turn out at designated bus stop locations, based upon design criteria provided by the transit district <u>or school district</u>. In some instances this has been done by utilizing part of the parkway in lieu of increasing the overall right-of-way. The bus turn-outs are designed and implemented on a case by case basis depending on the need and design parameters at the proposed bus turnouts.”</p> <hr/> <p>The third paragraph has been revised as follows:</p> <p>“These road classifications are specific to County Mobility Element roads, and although another jurisdiction may have a similar classification, the design criteria and standards are not necessarily the same. In addition, although State highways are included in the Mobility Element road network, the cross-section and right-of-way requirements for State highways are within Caltrans’ jurisdiction and may be different than those of Mobility Element road classifications. Generally <u>Caltrans prefers</u> for rural conventional highways <u>with at-grade intersections and</u> with speeds greater than 40 mph, <u>to have</u> a Clear Recovery Zone of 20 feet beyond the edge of the traveled way is desirable. Fixed objects located at distances less than the required Clear Recovery <u>Zone</u> may not be.”</p> <hr/> <p>Revise the note at the end of Table M 1a: Road Classifications: Six- and Four-Lane Roads:</p> <p>“Range reflects ROW requirement both with and without the provision of bicycle lanes, in accordance with the Bicycle Transportation Plan. The provision of pathways identified in the Community Trails Master Plan would <u>could</u> require additional ROW. <u>depending upon what other needs are being accommodated in the parkways.</u>”</p> <hr/> <p>Revise the note at the end of Table M 1b: Road Classifications: Two-Lane Roads:</p> <p>“Range reflects ROW requirement both with and without the provision of bicycle lanes, in accordance with the Bicycle Transportation Plan. The provision of pathways identified in the Community Trails Master Plan would <u>could</u> require additional ROW. <u>depending upon what other needs are being accommodated in the parkways.</u>”</p>



Chapter 4: Mobility Element

Page	Section	Revision
		<p>The last paragraph in this section has been revised as follows:</p> <p>Local public roads are <u>normally</u> not included in the Mobility Element network, but Local public roads are depicted with the network for informational purposes when they provide continuity between two Mobility Element roads, especially when those that would operate at an unacceptable level of service without the local public roads. Local public roads are also depicted in areas that are currently undeveloped but planned as a future development area. Right-of-way should be reserved for these roads for local ingress/egress and non-motorized uses until subsequent planning efforts in the area determine specific locations of the local public road network. The basic criteria for depicting local public roads in the Mobility Element are provided in the County's Local-Public Road Standards.</p>
4-11	Goals and Policies for Mobility Element County Road Network / Context Location Guide	Revise Table M-2: Road Classification Suitability, under the "Semi-Rural" column: <u>"Areas with Physical Constraints Limited use only : 2.3 Minor Collector"</u>
4-12	Goals and Policies for Mobility Element County Road Network / Context Road Network	Add the following sentence to the end of the fifth bullet under "Road Network" subheading: <u>"Road design should also consider environmental impacts and minimize runoff pollutants entering County watersheds."</u>
4-13 to 4-16	Goals and Policies County Road Network	<p>Policy M-2.1</p> <p>Level Of Service Criteria. Require development projects to provide associated road improvements necessary to achieve a level of service of "D" or higher on all Mobility Element roads except for those where a failing level of service has been accepted by the County pursuant to the criteria specifically identified in the accompanying text box (Criteria for Accepting a Road Classification with Level of Service E/F). <u>When development is proposed on roads where a failing level of service has been accepted, require feasible mitigation in the form of road improvements or a fair share contribution to a road improvement program, consistent with the Mobility Element road network.</u></p> <p><i>Refer to the Background Material Appendix M3 (Roads Segments Where Adding Travel Lanes is Not Justified a Lower Level of Service is Deemed Acceptable) at the end of this chapter for list of road segments accepted to operate at LOS E/F.</i></p>



Chapter 4: Mobility Element

Page	Section	Revision
		<p>Policy M-3.1</p> <p>Public Road Rights-of-Way. Require development to dedicate right-of-way for public roads and other transportation routes identified in the Mobility Element roadway network (see Mobility Element Network Appendix), Community Plans, or Road Master Plans. Require the provision of sufficient right-of-way width, as specified in the County Public Road Standards and Community Trails Master Plan, to adequately accommodate all users, including transit riders, pedestrians, bicyclists, and equestrians.</p>
4-19	<p>Goals and Policies</p> <p>Regional Transportation Coordination and Facilities</p> <p>Context / Rail Facilities</p>	<p>The last paragraph in this section has been revised as follows:</p> <p>“Since 1996, the California High-Speed Rail Authority (CHSRA) has been the state agency charged with planning, designing, constructing, and operating a statewide high-speed train system. The High Speed Rail alignment from San Diego would be connected to this proposed system via the Interstate 15 corridor, from downtown San Diego to Escondido, Riverside County, and Los Angeles. The High Speed Rail alignment would originate in Downtown San Diego linking University City, Escondido, Riverside County, and Los Angeles via the San Diego-Los Angeles-San Luis Obispo Rail Corridor Agency (LOSSAN), Miramar Road/Carroll Canyon Road, and Interstate 15 corridors. A programmatic environmental impact report/environmental impact statement (PEIR/EIS) was certified in 2005 and planning work continues on the corridor.”</p>
4-19	<p>Goals and Policies</p> <p>Regional Transportation Coordination and Facilities</p> <p>Context / Airports</p>	<p>The first sentence of the first paragraph has been revised as follows:</p> <p>“In addition to San Diego International Airport Lindbergh Field, 11 public-use airports are located within the boundaries of the County, along with four major military aviation facilities and numerous independent airports and heliports.”</p>
4-24 to 4-25	<p>Goals and Policies</p> <p>Public Transit</p>	<p>Policy M-8.1</p> <p>Maximize Transit Service for Transit-Dependent Populations Opportunities. Coordinate with SANDAG, the CTSA, NCTD, and MTS to provide capital facilities and funding, where appropriate, to:</p> <ul style="list-style-type: none"> ■ Maximize opportunities for transit services in unincorporated communities ■ Maximize the speed and efficiency of transit service through the development of transit priority treatments such as transit signal priority, transit queue jump lanes, and dedicated transit only lanes ■ Provide for transit-dependent segments of the population, such as the disabled, seniors, low income, and children, where possible ■ Reserve adequate rights-of-way to accommodate existing and planned transit facilities including bus stops



Chapter 4: Mobility Element

Page	Section	Revision
		<p>Policy M-8.2</p> <p>Transit Service to Key Community Facilities and Services. Locate key county facilities, healthcare services, educational institutions, and other civic facilities so that they are accessible by transit in areas where transit is available. <u>Require those facilities to be designed so that they are easily accessible by transit, whenever possible.</u></p>
		<p>Policy M-8.6</p> <p>Park and Ride Facilities. Coordinate with SANDAG, <u>Caltrans</u>, and tribal governments to study transit connectivity and address improving regional opportunities for park-and-ride facilities and transit service to gaming facilities and surrounding rural areas to reduce congestion on rural roads.</p>
		<p>Policy M-8.7</p> <p>Inter-Regional Travel Modes. Coordinate with SANDAG, <u>Caltrans</u>, and the California High-Speed Rail Authority, where appropriate, to identify alternative methods for inter-regional travel to serve the unincorporated County residents.</p>
		<p><u>Policy M-8.9 (NEW)</u></p> <p><u>Shuttles. Coordinate with Tribal governments, the Reservation Transportation Authority, and other large employers to provide shuttles and other means of connecting transit stops with job locations, civic, and commercial uses, where appropriate.</u></p>
4-27 to 4-28	Goals and Policies Parking	<p>The first paragraph under the “Context” subheading has been revised as follows:</p> <p>“Parking is an essential component of an efficient transportation system that includes accommodation for automobiles, motorcycles, and bicycles. Parking requirements have an ability to alter transportation choices. <u>Large amounts of Excess</u> free parking <u>promotes an auto-oriented community</u>, discourages <u>high-frequency</u> transit, and can negatively affect walkability <u>and safety by promoting an auto-oriented community</u>. Yet as land becomes scarcer and construction costs increase, so do the costs of providing parking. If an insufficient number of vehicular parking spaces are provided, additional travel is required to find a parking space, causing congestion and delays. If too much vehicular parking is provided, a larger portion of the site is unnecessarily paved, causing degradation in community character and excess stormwater run-off.”</p>



Chapter 4: Mobility Element

Page	Section	Revision
		<p>Policy M-10.5</p> <p>Reduced Parking. Accommodate appropriate reductions in on-site parking requirements in situations such as:</p> <ul style="list-style-type: none"> ■ Development of low-income, and senior, and affordable housing ■ Development located near transit nodes ■ Employment centers that institute Transportation Demand Management programs ■ Development that integrates other parking demand reductions techniques such as parking cash out, <u>when ensured by ongoing permit conditions</u>
4-29 to 4-33	Goals and Policies Bicycle, Pedestrian, and Trail Facilities	<p>The fourth sentence of the fourth paragraph has been revised as follows:</p> <p>"Most of the existing trails are in the mountains and deserts, and when located within or adjacent to <u>open space biological</u> preserves are guided by ecological principles and the County's MSCP, which require mitigation of impacts to biological resources."</p> <hr/> <p>Policy M-11.4</p> <p><u>Pedestrian and</u> Bicycle Network Connectivity. Require development in Villages and Rural Villages to provide comprehensive internal pedestrian and bicycle networks that connect to existing or planned adjacent community and countywide networks and ensure that Village development incorporates these networks where applicable.</p> <hr/> <p>Policy M-12.1</p> <p>County Trails System. Implement a County Trails Program by developing the <u>proposed designated</u> trail and pathway alignments and implementing goals and policies identified in the Community Trails Master Plan.</p> <hr/> <p>Policy M-12.9</p> <p>Environmental and Agricultural Resources. Site and design specific trail segments to minimize impacts to sensitive environmental resources, ecological systems, and agricultural lands. Within the MSCP <u>preserves,</u> conform siting and use of trails <u>to County MSCP Subarea Plans and wildlife agency approved</u> MSCP management plans.</p> <hr/> <p>Policy M-12.10</p> <p>Recreational and Educational Resources. Design trail routes that meet a public need and highlight the County's <u>biological,</u> recreational and educational resources, including natural, scenic, cultural, and historic resources.</p>



Chapter 4: Mobility Element		
Page	Section	Revision
4-35	Background Material Level of Service	<p>The last paragraph has been revised as follows:</p> <p>“SANDAG and the County elected to be exempt from the State <u>is responsible for monitoring the performance of a Congestion Management Plan (CMP) roadway system program,</u> which includes selected freeways, state highways, and regional arterials in the County, including the unincorporated areas. In instances when there is a decline in the system's performance or when performance standards are not met, then The County is responsible for the preparation of a Deficiency Plan to monitor the transportation system performance, develop programs to address near and long term congestion, and better integrate land use and transportation planning decisions. There is a difference in the LOS threshold between the County and the CMP. In cases where the County has a lower LOS, this does not negate the CMP requirement for deficiency plans where the LOS is lower than LOS E <u>Existing CMP monitoring, threshold levels, guidelines and mitigation strategies will be incorporated into other SANDAG plans and/or programs as a result.</u>”</p>
4-35 to 4-39	Background Material Accepted Road Classifications with Level of Service E/F	<p>The following road segments have been added to Table M-4 Road Segments Where Adding Travel Lanes is Not Justified:</p> <ul style="list-style-type: none"> ■ Main Street/SR-67 (4.2B Major Road with Intermittent Turn Lanes) from 11th Street to Pine Street/SR-78 ■ Pine Street/SR-78 (2.2D Light Collector with Improvement Options) from Ash Street to Main Street ■ Sweetwater Road (2.1D Community Collector with Improvement Options) from Plaza Bonita Center Way to Willow Street ■ Willow Street (2.1D Community Collector with Improvement Options) from Sweetwater Road to Bonita Road
4-39	Background Material Accepted Road Classifications with Level of Service E/F	<p>The following revisions have been made to Table M-4 Road Segments Where Adding Travel Lanes is Not Justified:</p> <ul style="list-style-type: none"> ■ The segment of Main Street / SR-78 has been changed from <u>9th Street to 11th Street</u> to <u>9th Street to Pine Street</u>. ■ The classification for Sweetwater Road has changed from 2.1A Community Collector with Raised Median to 2.1C Community Collector with Intermittent Turn Lanes from Willow Street to Orchard Hill Road



Chapter 5: Conservation and Open Space Element

Page	Section	Revision
5-2	Introduction Purpose and Scope	The second bullet under the third paragraph has been revised as follows: “ <i>Water Resources</i> —Conserve and efficiently use water and protect <u>the groundwater aquifer</u> , water bodies, and water courses, which include reservoirs, rivers, streams, and the watersheds located throughout the region.”
5-3	Introduction Guiding Principles for Conservation and Open Space	The last sentence of the third paragraph has been revised as follows: “In addition, the Element encourages <u>renewable energy production, along with</u> efficient energy use in buildings and infrastructure and minimizes the impacts of projects that can generate air pollutants.”
5-4	Introduction Relationship to Other General Plan Elements	The last section of this section has been revised as follows: “Additionally, the mining of mineral resources typically has noise, <u>traffic, air, and groundwater</u> impacts that must be addressed.”
5-11 to 5-13	Goals and Policies Water Resources	The following has been added to the end of the fifth paragraph of the “Context” section: “ <u>The City of San Diego has seven water reservoirs in the unincorporated County that are crucial to protecting habitat. These reservoirs include Barrett, El Capitan, Hodges, Morena, Otay, San Vicente, and Sutherland.</u> ”
		The following has been added to the beginning of the last paragraph of the “Context” section: <u>The Metropolitan Water District of Southern California imports water from the Colorado River and Northern California. This water is distributed to water purveyors in San Diego County.</u>
		Policy COS-4.1 Water Conservation. <u>Require development to R</u> educe the waste of potable water through use of efficient technologies and conservation efforts that minimize the County’s dependence on imported water and conserve groundwater resources.
		Policy COS-4.3 Stormwater Filtration. Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces. This policy shall not apply in areas with high groundwater, where raising the water table could cause septic system failures, <u>and/or</u> moisture damage to building slabs, <u>and/or other problems</u> .



ATTACHMENT C: DRAFT GENERAL PLAN RECOMMENDED REVISIONS

Chapter 5: Conservation and Open Space Element

Page	Section	Revision
		<p>Policy COS-5.5</p> <p>Impacts of Development <u>to Water Quality</u>. Require development projects to avoid impacts to the water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources.</p> <p><u>Protecting reservoir water quality requires that the quality of the water entering the reservoirs is maintained or improved. Pollutants of high concern are nutrients and related algae, total organic carbon, and total dissolved solids.</u></p>
5-15 to 5-16	Goals and Policies Agricultural Resources	<p>The following revisions have been added to the third fifth paragraph of the “Context” section:</p> <p>“A number of issues create pressures and stresses for the ongoing success of agriculture. These include conflicts associated with the urban/agricultural interface, land use pressures, <u>water quality issues</u>, and the high economic cost of operation. In addition, agricultural resources are particularly important in riverbeds, <u>and but</u> face conflicts with aggregate resource extraction and wildlife corridor protection....”</p>



Chapter 5: Conservation and Open Space Element

Page	Section	Revision
		<p>Policy COS-6.2</p> <p>Protection of Agricultural Operations. Protect existing agricultural operations from encroachment of incompatible land uses by doing the following:</p> <ul style="list-style-type: none"> ■ Limiting the ability of new development to take actions to limit existing agricultural uses by informing and educating new projects as to the potential impacts from agricultural operations ■ Encouraging new or expanded agricultural land uses to provide a buffer of non-intensive agriculture or other appropriate uses (e.g., landscape screening) between intensive uses and adjacent non-agricultural land uses ■ Allowing for agricultural uses in agricultural areas and designing the development and lots in a manner that facilitates continued agricultural use within the development ■ Requiring development to minimize potential conflicts with adjacent agricultural operations through the incorporation of adequate buffers, setbacks, and project design measures to protect surrounding agriculture ■ Supporting local and State right-to-farm regulations ■ Retain or facilitate large and contiguous agricultural operations by consolidation of development during the subdivision process <p><i>Discourage development that is potentially incompatible with intensive agricultural uses includes schools and civic buildings where the public gather, daycare facilities under private institutional use, private institutional uses (e.g., private hospitals or rest homes), residential densities higher than two dwelling units per acre, and offices and retail commercial.</i></p>
		<p>Policy COS-6.3</p> <p>Compatibility with Recreation and Open Space. Encourage siting compatible recreational and open space uses and multi-use trails that are compatible with agriculture adjacent to the agricultural lands when planning for development adjacent to agricultural land uses.</p> <p><i>Recreational and open space uses can serve as an effective buffer between agriculture and development that is potentially incompatible with agriculture uses.</i></p>



Chapter 5: Conservation and Open Space Element

Page	Section	Revision
5-17 to 5-19	Goals and Policies Cultural Resources	<p>Policy COS-7.3</p> <p>Archaeological Collections. Require <u>the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner</u> all collections to be placed in a local curation facility that meets federal standards per 36 CFR Part 79, with the exception of those required by law to be repatriated.</p> <p><i>The determination of what constitutes appropriate treatment and preservation of archaeological collections should be based on existing federal curation standards in combination with consultation with the affected community, such as the tribes. Many collections should be placed in a local collections curation facility that meets federal standards per 36 CFR Part 79. The proper storage and treatment of these collections should also be based on consultation with the affected community, such as the tribes. In addition, existing federal and state law governs the treatment of certain cultural items and human remains, requires consultation, and in some circumstances, repatriation. The County is committed to conduct an inventory of collections it holds or are held by cultural resources consulting firms.</i></p> <p>Policy COS-7.4</p> <p>Consultation with Affected Communities. Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources.</p> <p><i>Consultation should take place with the affected communities concerning the appropriate treatment of cultural resources, including archaeological sites, sacred places, traditional cultural properties, historical buildings and objects, artifacts, human remains, and other items. <u>The County is required by law, Senate Bill 18 Protection of Traditional Tribal Cultural Places (SB-18), to consult with the appropriate tribes for projects that may result in major land use decisions including General Plans, General Plan Amendments, Specific Plans and Specific Plan Amendment. In addition to these types of permits, it is County policy to consult with the appropriate tribes on all other projects that contain or are likely to contain, archaeological resources</u> State law SB 18 requires consultation with tribes during the processing of proposed Specific Plans, Specific Plan Amendments, and General Plan Amendments. In addition the County will consult with affected communities, such as the tribes, on all projects that have the potential to impact important cultural resources. Consultation may also include active participation by the tribes as monitors in the survey, testing, excavation, and grading phases of the project.</i></p>



Chapter 5: Conservation and Open Space Element

Page	Section	Revision
		<p>Policy COS-7.5</p> <p>Treatment of Human Remains. Require human remains be treated with the utmost dignity and respect <u>and that the disposition and handling of human remains will be done in consultation with the Most Likely Descendant (MLD) and under the requirements of Federal, State and County Regulations.</u></p> <p><i>Human remains, including ancestral Native American remains, should be left undisturbed and preserved in place whenever possible. For most development permits, this is required by the County's Resource Protection Ordinance. In the event that human remains are discovered during any phase of an archaeological investigation, the requirements of State and local laws and ordinances, including notification of and consultation with appropriate tribal members, must be followed in determining what constitutes appropriate treatment of those remains.</i></p>
		<p>Goal COS-8</p> <p>Protection and Conservation of the Historically Built Environment. Protection, conservation, use, and enjoyment of the County's important historic resources.</p>
		<p>Policy COS-8.1</p> <p>Preservation and Adaptive Reuse. Encourage the preservation and/or adaptive reuse of historic sites, structures, and landscapes as a means of protecting important historic resources <u>as part of the discretionary application process, and encourage the preservation of historic structures identified during the ministerial application process.</u></p> <p><i>Historic buildings, objects, trails, landscapes and districts are important parts of the multi-cultural heritage of San Diego County and should be preserved for the future enjoyment and education of the County's diverse populations. Preservation and adaptive reuse of these resources should be encouraged during the planning process and an emphasis should be placed on incentives for preservation, such as the Mills Act property tax program, in addition to restrictions on development, where appropriate.</i></p>
5-21 to 5-24	Goals and Policies Mineral Resources	<p>The following has been added to the third sentence of the fourth paragraph of the "Context" section:</p> <p>"The permitted aggregate resources represent only 17 percent of the 50 year estimated demand <u>(year 2006 to 2056)</u> of 1,164 million tons"</p>



Chapter 5: Conservation and Open Space Element

Page	Section	Revision
		<p>Goal COS-10</p> <p>Protection of Mineral Resources. The long-term production of mineral materials adequate to meet the local County <u>average</u> annual demand, while maintaining permitted reserves equivalent to a 50-year supply, using operational techniques and site reclamation methods consistent with SMARA standards such that adverse effects on surrounding land uses, public health, and the environment are minimized.</p> <hr/> <p>Policy COS-10.1</p> <p>Siting of Development. Encourage the conservation (i.e., protection from incompatible land uses) of areas that designated as <u>have having</u> substantial potential for mineral extraction. Discourage development that would substantially preclude the future development of mining facilities in these areas. Design development or uses to minimize the potential conflict with existing or potential future mining facilities. <u>For purposes of this policy, incompatible land uses are defined by SMARA Section 3675.</u></p> <hr/> <p>Policy COS-10.2</p> <p>Protection of State-Classified or Designated Lands. Discourage development or the establishment of other incompatible land uses on or adjacent to areas classified or designated by the State of California as having important mineral resources (MRZ-2), <u>as well as potential mineral lands identified by other government agencies.</u> The potential for the extraction of substantial mineral resources from lands classified by the State of California as areas that contain mineral resources (MRZ-3) shall be considered by the County in making land use decisions.</p> <hr/> <p>Policy COS-10.4</p> <p>Compatible Land Uses. Discourage the development of land uses that are not compatible with the retention of mining or recreational access to non-aggregate mineral deposits. <u>See Policy COS-10.1 for a definition of incompatible land uses.</u></p>
5-28 to 5-31	Goals and Policies Visual Resources	<p>In Table COS-1, County Scenic Highway System, revisions have been made to map references as follows:</p> <ul style="list-style-type: none"> Reference #7/ Segment column: East Grade Road <u>Interstate 15</u> east to State Route 79 Reference #10/ Route column: Via de la Valle, El Escondido <u>Paseo Delicias</u>, and Del Dios Highway <hr/> <p>Policy COS-11.4</p> <p>Collaboration with Agencies and Jurisdictions. Coordinate with adjacent federal and State agencies, and local jurisdictions, <u>and tribal governments</u> to protect scenic resources and corridors that extend beyond the County's land use authority, but are important to the welfare of County residents.</p>



Chapter 5: Conservation and Open Space Element

Page	Section	Revision
		<p><u>Policy COS-13.3 (NEW)</u></p> <p><u>Collaboration to Retain Night Skies. Coordinate with adjacent federal and State agencies, local jurisdictions, and tribal governments to retain the quality of night skies by minimizing light pollution.</u></p>
5-34	Goals and Policies Air Quality, Climate Change, and Energy Context / Energy & Sustainable Development	<p>The following paragraph has been added after the second paragraph in this section:</p> <p><u>“Energy and water are inextricably linked, especially in Southern California, where moving imported water around the State requires large amounts of energy. For example, the California State Water Project uses more energy than any single user. Therefore, reducing water use can save significant amounts of energy.”</u></p> <p>The last two paragraphs in this section have been revised as follows:</p> <p>“Energy efficiency, a key to meeting long-term energy needs, implies using less energy to perform the same function. Conserving energy or “doing without”, and using energy more efficiently by doing the same task with less energy, are other methods <u>where</u> the County can promote to extend the supply of energy, <u>with minimal to no adverse impacts</u>. Installing lighting that uses less electricity, installing additional insulation to reduce heating and cooling requirements, and switching to a vehicle with better gas mileage are energy efficiency measures. Conservation connotes “doing without” in order to save energy rather than using less energy to do the same thing. For example, turning off lights, turning down the air conditioner, and making fewer vehicle trips are all conservation measures.</p> <p>Renewable sources include everything from small rooftop solar photovoltaic applications to larger renewable developments such as the Kumeyaay Wind project. <u>While the large projects can supply energy to many thousands of homes, they generally require new transmission lines, which can result in land use and aesthetic impacts, along with an increased risk of wildfires.</u> San Diego County depends ...”</p>
5-38 to 5-39	Goals and Policies Air Quality, Climate Change, and Energy	<p>Goal COS-17</p> <p>Sustainable Solid Waste Management. Perform solid waste management in a manner that protects natural resources from pollutants while providing sufficient, long term capacity through vigorous reduction, reuse, and recycling, <u>and composting</u> programs.</p>



Chapter 5: Conservation and Open Space Element

Page	Section	Revision
		<p>Policy COS-7.1 Reduction of Solid Waste Materials. Reduce greenhouse gas emissions and future landfill capacity needs through reduction, reuse, or recycling of all types of solid waste that is generated. Divert solid waste from landfills in compliance with the California <i>Integrated Waste Management Act</i> (AB 939) that requires each local jurisdiction in the state to divert at least 50 percent of its solid waste from being placed into landfills.</p> <p><i>The current State-required diversion rate for solid waste is 50%. Should that rate change, as reflected in several bills before the California legislature in September, 2009, the County of San Diego will begin to comply within the requirements of the new law.</i></p> <p>Policy COS-18.1 Alternate Energy Systems <u>Design</u>. Work with San Diego Gas and Electric and non-utility developers to facilitate the development of alternative energy systems that are located and designed to maintain the character of their setting.</p> <p><u>Policy COS-18.3 (NEW)</u> <u>Alternate Energy Systems Impacts.</u> Require alternative energy system operators to properly design and maintain these systems to minimize adverse impacts to the environment.</p> <p>Goal COS-19 Sustainable Water Supply. Conservation of limited water supply supporting <u>all uses including</u> urban, <u>rural</u>, <u>commercial</u>, <u>industrial</u>, and agricultural uses.</p> <p>Policy COS-19.2 Recycled Water in New Development. Require the use of recycled water in development wherever feasible. <u>Restrict the use of recycled water when it increases salt loading in reservoirs.</u></p> <p><i>A permit is required from the County Department of Environmental Health for the use of recycled water.</i></p>
5-40 to 5-41	Goals and Policies Parks and Recreation Context	<p>The first paragraph in this section has been revised as follows:</p> <p>This section identifies how the County of San Diego intends to meet the public need for parks and recreation opportunities. This section also identifies how the County intends to meet open space needs including building out the <u>MSCP-inter-connected</u> preserve <u>system (refer to Goal COS-1)</u> and meeting General Plan goals and County strategic initiatives. The Mobility Element addresses ...</p>



Chapter 5: Conservation and Open Space Element

Page	Section	Revision
		<p>The first sentence of the fifth bullet (Preserves) after the first paragraph in this section has been revised as follows: “Preserves include areas of environmental significance and beauty. The dual purpose of preserves is to protect biological, cultural, and historical resources, <u>as well as community character</u>, and to make these resources available for public recreation opportunities.”</p> <p>The following sentence has been added to the end of the second paragraph as follows: <u>“In addition to the Park and Recreation goals and policies concerning Open Space, see also goals and policies under the Biological Resources and Cultural Resources sections on this Element.”</u></p> <p>The last paragraph in this section has been revised as follows: “Existing sources of funding for park acquisition and development include federal, state, and local funds and donations, <u>as well as and</u> through developer <u>extractions exactions</u>. The Park Lands Dedication Ordinance (PLDO) provides funding for local park active recreation. The PLDO specifies that new subdivisions are required to dedicate active park land or pay a fee in-lieu of dedication, or a combination of both, at a level of three acres per 1,000 population. State law allows for up to five acres per 1,000 population if the current active park acreage exceeds the three-acre level. These fees may also be used to provide recreation <u>al services</u> in regional parks for local community residents. The County also ...”</p>
5-42 to 5-43	Goals and Policies Parks and Recreation	<p>Policy COS-21.3 Park Design. Design parks that reflect community character and identity, incorporate local natural <u>and cultural</u> landscape<u>s</u> and features, and consider the surrounding land uses and urban form <u>and cultural and historic resources</u>.</p> <p>Policy COS-23.1 Public Access. Provide public access to natural and cultural <u>(where allowed)</u> resources through effective planning that conserves the County’s native wildlife, <u>and</u> enhances and restores a continuous network of connected natural habitat <u>and protects water resources</u>.</p>



ATTACHMENT C: DRAFT GENERAL PLAN RECOMMENDED REVISIONS

Chapter 6: Housing Element

Page	Section	Revision
6-2	Introduction	The following sentence has been added to the end of this section as follows: <u>“(Refer to the Housing Element Background Report for additional information concerning the challenges in meeting the RHNA.)”</u>
6-7	Introduction Key Issues / Villages Issues	The last sentence of the third bullet (Infrastructure and Services) after the first paragraph in this section has been revised as follows: “Additionally, in many of the rural villages <u>certain higher</u> multi-family residential densities cannot be supported due to equipment limitations in many fire districts.”
6-12	Goals and Policies Housing Development	Policy H-1.3 Housing near Public Services. Encourage the development of <u>Maximize</u> housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.

Chapter 7: Safety Element

Page	Section	Revision
7-4	Goals and Policies Hazards Mitigation, Disaster Preparedness, and Emergency Response	Policy S-1.1 Land Use Designation <u>Minimize Exposure to Hazards</u> . Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site specific constraints and hazards.
7-9 to 7-10	Goals and Policies Fire Hazards	The end of the first paragraph in the “Context” section has been revised as follows: “Over half of the land acreage of the unincorporated county is public land owned by the federal government, state government, or local government. Wildland fire control in these areas rests predominately with the California State Department of Forestry (CAL FIRE) and the United States Forest Service (USFS). Therefore, policies focus on minimizing the impact of wildfires through land use planning techniques and other mitigation measures. Key issues addressed in this section are as follows.”



Chapter 7: Safety Element

Page	Section	Revision
		<p>Policy S-4.1</p> <p>Fuel Management Programs. Support programs consistent with state law that require fuel management/modification within established defensible space boundaries and when strategic fuel modification is necessary outside of defensible space, balance fuel management needs <u>to protect structures</u> with the preservation of native vegetation <u>and sensitive habitats</u>.</p>
		<p>Policy S-4.2</p> <p>Coordination to Minimize Fuel Management Impacts. <u>Consider</u> solicit comments from CAL FIRE, <u>U.S. Forest Service, local fire agencies</u>, and wildlife agencies for recommendations regarding mitigation for impacts to habitat and species into fuel management projects.</p>
		<p><u>Policy S-4.3 (NEW)</u></p> <p><u>Forest Health. Encourage the protection of woodlands, forests, and tree resources and limit fire threat through appropriate fuel management such as removal of dead, dying, and diseased trees.</u></p>
		<p><u>Policy S-5.3 (NEW)</u></p> <p><u>Reassessment of Fire Hazards. Coordinate with fire protection and emergency service providers to reassess fire hazards after wildfire events to adjust fire prevention and suppression needs, as necessary, commensurate for both short and long term fire prevention needs.</u></p>



Chapter 7: Safety Element

Page	Section	Revision
		<p>Policy S-6.4</p> <p>Fire Protection Services for Development. Require that development demonstrate that fire services can be provided that meet the minimum travel times identified in Table S-1 (Travel Time Standards).</p> <p><i>Travel times are calculated using accepted methodology based on the travel distance from the fire station to the farthest dwelling unit of the development. Fire stations must be staffed year-round, publicly supported, and committed to providing service. These do not include stations that are not obligated by law to automatically respond to an incident. <u>Travel time is based on standards published by the National Fire Protection Association. Travel time does not represent total response time, which is calculated by adding the travel time to the call processing time and to the turnout/reflex time. Generally, the call processing and turnout/reflex time would add between two to three minutes to the travel time. It is not known if any county has formally adopted NFPA 1710 and/or 1720 as a standard. Total Response Time (NFPA 1710/1720) is calculated as time the Public Safety Answering Point (PSAP) receives the emergency call, transfers it to fire communications, the alarm is processed and transmitted to responders, responders "turnout", plus travel time to the scene to initiate action. The use of response time for determining adequate service is problematic in the unincorporated County because it is subjective and varies from department to department, station to station and work shift to work shift. Reflex time (the amount of time from when the call is received by the station to when the engine leaves the station) can vary from one to three minutes. The use of travel time, as calculated by using NFPA 1142, allows us to be consistent across the County in determining adequate response, regardless of the district.</u></i></p> <p><i>Table S 1 establishes a service level standard for fire and first responder emergency medical services that is appropriate to the area where a development is located. Standards are intended to (1) help ensure development occurs in areas with adequate fire protection and/or (2) help improve fire service in areas with inadequate coverage by requiring mitigation for service-level improvements as part of project approval.</i></p>



Chapter 7: Safety Element

Page	Section	Revision
7-20	Goals and Policies Flood Hazards	<p>Policy S-9.4</p> <p>Development in Villages. Allow new uses and development within the floodplain fringe (land within the floodplain outside of the floodway) only when environmental impacts and hazards are mitigated. This policy does not apply to floodplains with unmapped floodways. Require land available outside the floodplain to be fully utilized before locating development within a floodplain. Development within a floodplain may be denied if it will cause significant adverse environmental impacts <u>or is prohibited in the community plan. Channelization of floodplains is allowed within villages only when specifically addressed in community plans.</u></p> <p><i>A higher level of flexibility for floodplain encroachment within Villages is provided where future growth is planned and where fewer options are available for locating development outside the floodplain.</i></p>
7-20	Goals and Policies Flood Hazards	<p>Policy S-9.5</p> <p>Development in the Floodplain Fringe. Prohibit development in the floodplain fringe when located on Semi-Rural and Rural Lands to maintain the capacity of the floodplain, <u>unless specifically allowed in a community plan.</u> This policy shall not apply when the lot is entirely within the floodplain or when sufficient land for development on a project site is not available and where clustering is not feasible to minimize encroachment on floodplains. In those instances, require development to minimize impacts to the capacity of the floodplain. <u>For parcels located entirely within a floodplain or without sufficient space for a building pad outside the floodplain, development is limited to a single family home on an existing lot or those uses that do not compromise the environmental attributes of the floodplain or require further channelization.</u></p>
7-25	Goals and Policies Airport Hazards	<p>Policy S-15.3</p> <p>Hazardous Obstructions within Airport Approach and Departure. Restrict <u>development of</u> potentially hazardous obstructions or other hazards to flight located within airport approach and departure areas or known flight patterns and discourage uses that may impact airport operations or do not meet Federal or State aviation standards.</p>



ATTACHMENT C: DRAFT GENERAL PLAN RECOMMENDED REVISIONS

Chapter 8: Noise Element

Page	Section	Revision
8-2	Introduction Relationship to Other General Plan Elements	The fourth bullet to the first paragraph in this section has been revised as follows: Open Space/Conservation—Excessive noise can adversely affect <u>biological resources, along with</u> the enjoyment of recreational pursuits in parks and other designated open spaces, particularly in areas where a quiet environment is valued as part of the recreational or outdoor experience. As a result, noise levels are considered in the planning of <u>habitat conservation areas and</u> new recreational and open space areas. Additionally, open space can be used to separate and buffer noise sensitive land uses from noise producers by the effective use of setbacks and landscaped berms.
8-10	Noise Standards Table N-2: Noise Standards	The following note has been added to the bottom of the table: <u>Note: Exterior Noise Level compatibility guidelines for Land Use Categories A-H are identified in Table N-1, Noise Compatibility Guidelines.</u>
8-13	Goals and Policies Noise Generators	Policy N-4.8 Train Horn Noise. Establish train horn “quiet zones” with new rail projects consistent with federal regulations, where applicable. Promote community programs for existing <u>at</u> -grade crossings by working with rail operators.

Chapter 9: Implementation of the General Plan

Page	Section	Revision
		No changes have been made to this chapter.

Chapter 10: Acronyms and Glossary

Page	Section	Revision
10-6 to 10-39	Glossary	<u>Agriculture Preserve (NEW)—An agricultural preserve defines the boundary of an area within which the County has entered into a contract with the property owner, through a resolution of the Board of Supervisors. Only land located within an agricultural preserve is eligible for a Williamson Act contract. Preserves are regulated by rules and restrictions designated in the resolution to ensure that the land within the preserve is maintained for agricultural or open space use.</u>



Chapter 10: Acronyms and Glossary

Page	Section	Revision
		<u>Aquifer (NEW)— A formation, group of formations, or part of a formation that contains sufficient saturated, permeable material to yield significant quantities of water to wells and springs.</u>
		<u>Context Sensitive Solutions (NEW)— A collaborative, interdisciplinary approach that involves all stakeholders in providing a transportation facility that fits its setting. It is an approach that leads to preserving and enhancing scenic, aesthetic, historic, community, and environmental resources, while improving or maintaining safety, mobility, and infrastructure conditions.</u>
		<u>Greenbelt (NEW)— A largely undeveloped area surrounding more urbanized areas, consisting of either agricultural lands, open space, conservation areas, passive parks, or very low density rural residential lands.</u>
		<u>Sustainable Development—Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Community use of natural resources in a way that does not compromise the ability of future generations to meet their own needs</u>
		<u>Watershed (NEW)— An area of land that drains water into a lake, reservoir, or river. Everything that is on that land, whether a natural feature or human activity, is included.</u>

Land Use Maps Appendix

Page	Section	Revision
		For recommended changes to the Land Use Map refer to Appendix D of the Planning Report.

Mobility Element Network Appendix

Page	Section	Revision
		For recommended changes to the Mobility Element Network refer to Appendix E of the Planning Report.

Forest Conservation Initiative Appendix

Page	Section	Revision
		No changes have been made to this appendix.

Attachment D

Community Issues / Mapping Report

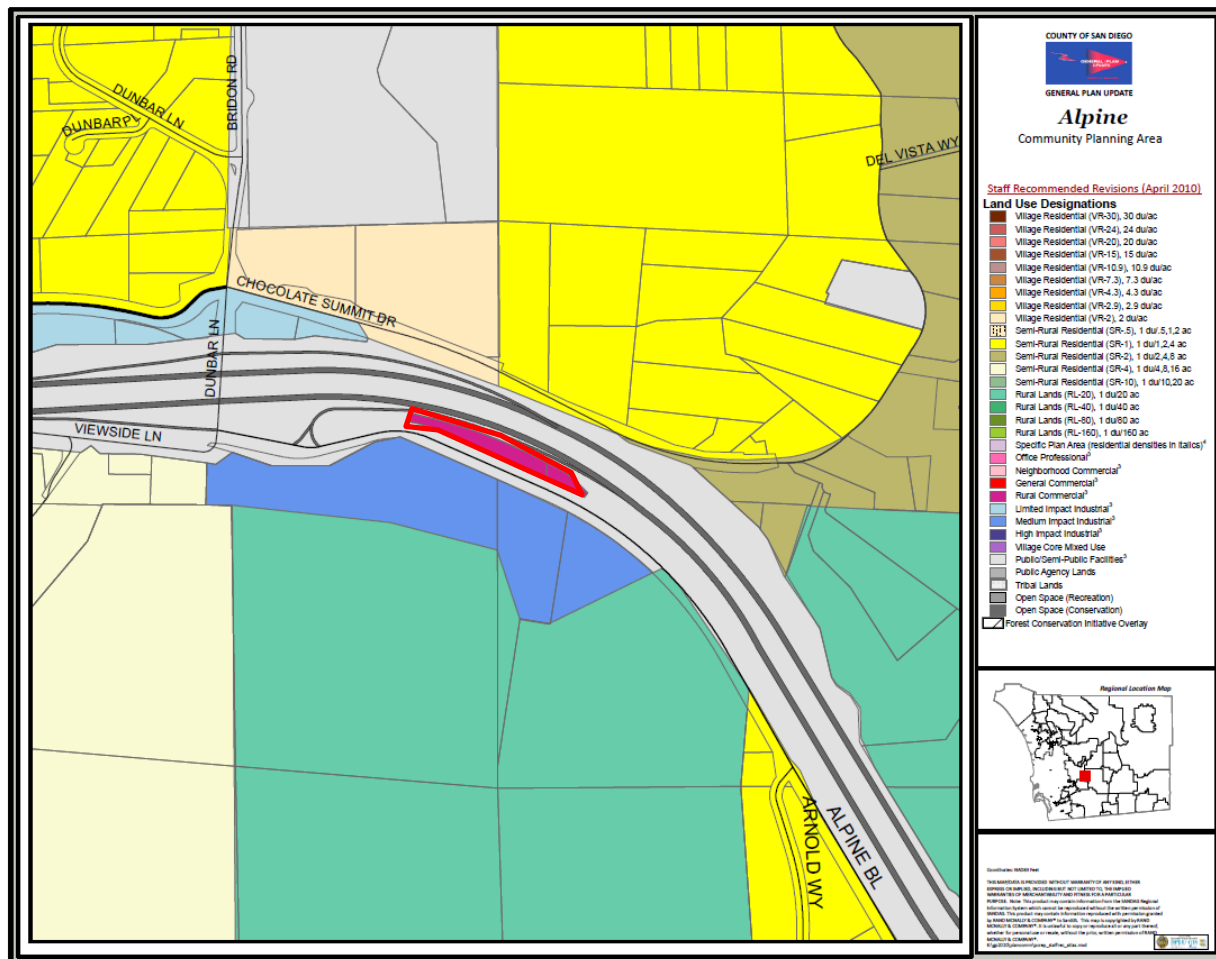
Attachment D - Community Issues / Mapping Report

This attachment provides the community specific mapping issues that need to be addressed. The items are listed by community; however, there are no issues identified for many communities. Staff-recommended changes to the Planning Commission Tentatively-Recommended Land Use Map are also included. These recommended changes are mainly the result of further coordination with the community representatives, or further analysis of the issues that were raised at the November 6, 2009 through March 12, 2010 Planning Commission hearings. The Planning Commission Tentatively-Recommended Land Use Map is available on the website at: http://www.sdcountry.ca.gov/dplu/gpupdate/pc_nov09.html

Alpine

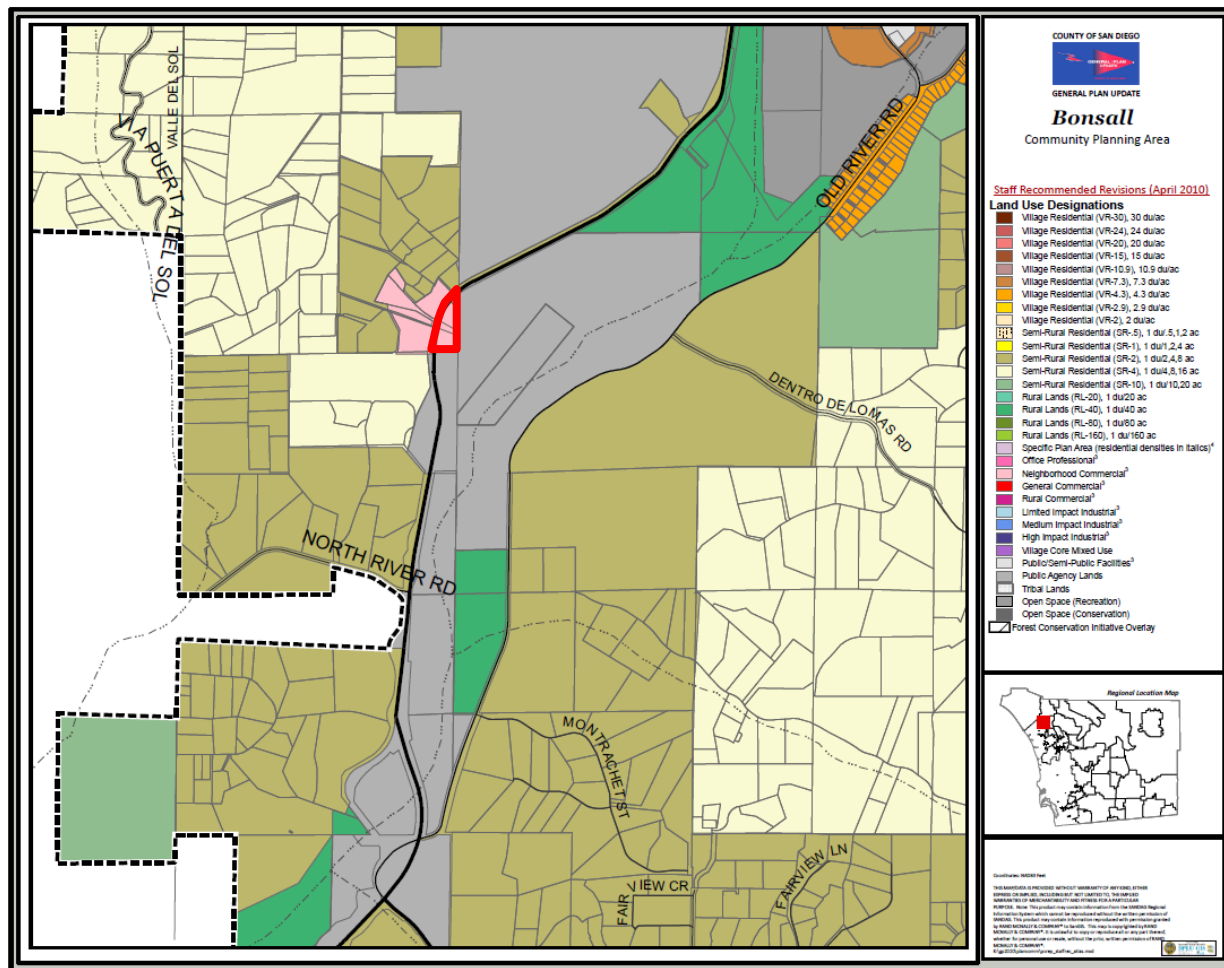
There is one area in Alpine where staff is recommending a revision to the Planning Commission Tentative Recommendation; it is an irregular and approximately one acre site located in between Interstate 8 and Alpine Boulevard. The parcel is currently designated on the PC Tentative Recommendation as RL-20. The unique location of this site is not conducive for a residential use, and staff is proposing a Rural Commercial land use designation. A Medium Impact Industrial designated area is located across from the site, on the south side of Alpine Boulevard.

Alpine Planning Area (Staff Recommendation)



Page 2

Bonsall Planning Area (Staff Recommendation)



County Islands

There are no specific issues or potential changes to discuss.

Crest - Dehesa

There are no specific issues or potential changes to discuss.

Desert

Borrego Springs - There are no specific issues or potential changes to discuss.

Fallbrook

There are no specific issues or potential changes to discuss.

Jamul - Dulzura

There are no specific issues or potential changes to discuss.

Julian

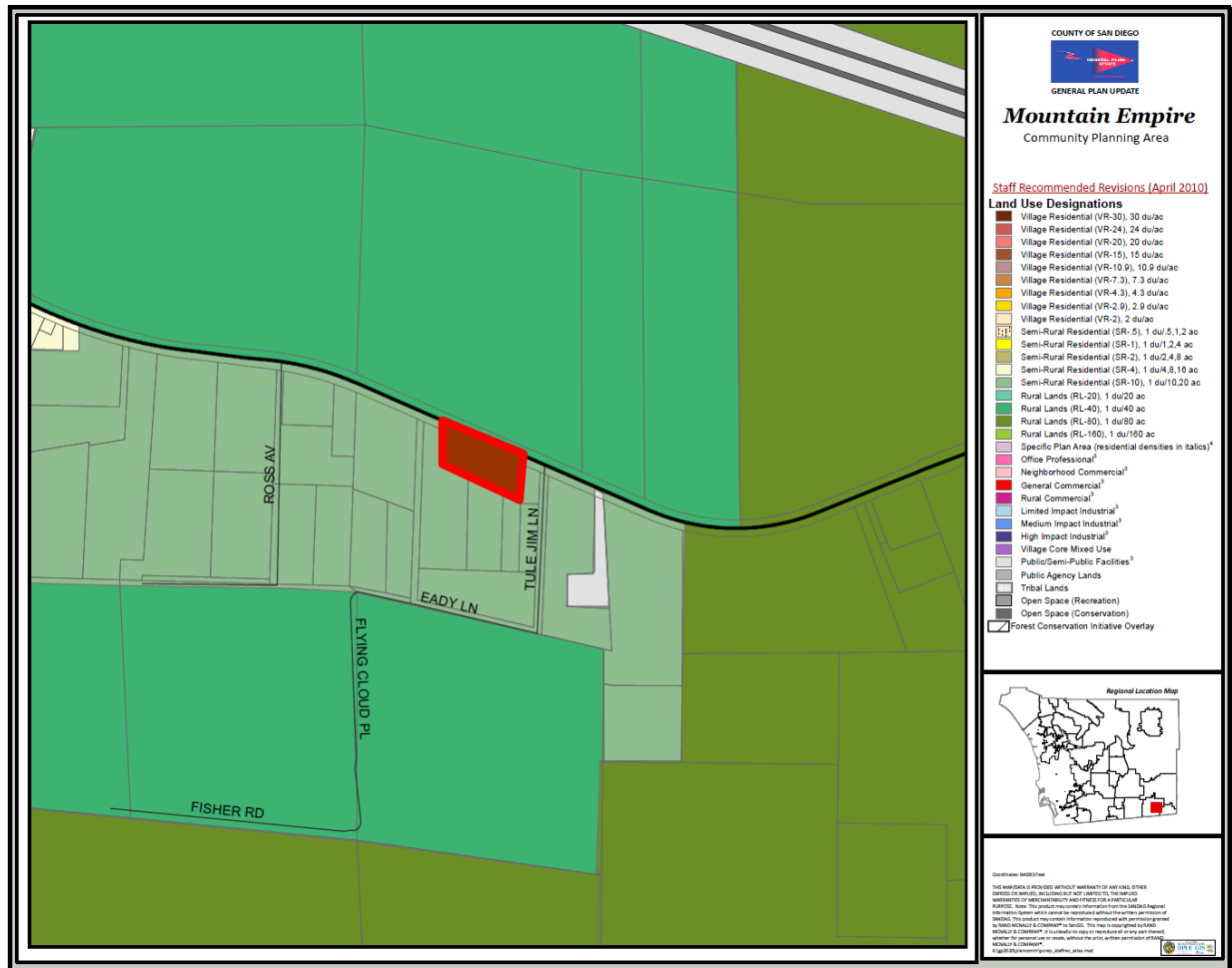
There are no specific issues or potential changes to discuss.

Lakeside

There are no specific issues or potential changes to discuss.

Mountain Empire Subregion

Boulevard – In Boulevard, there is an existing property with a Neighborhood Commercial Zone that was not assigned a commercial designation in the General Plan Update. Upon review, the property was not previously discussed, and staff recommends a Rural Commercial designation over the approximately one-acre area, spanning three parcels to reflect the existing uses.



Additionally, in Boulevard there is a site currently designated Rural Commercial that is owned by the federal government for a Border Patrol Station. Staff is proposing to change to a Public / Semi – Public designation.

Campo / Lake Morena - There are no specific issues or potential changes to discuss.

Potrero - There are no specific issues or potential changes to discuss.

Jacumba - There are no specific issues or potential changes to discuss.

Tecate

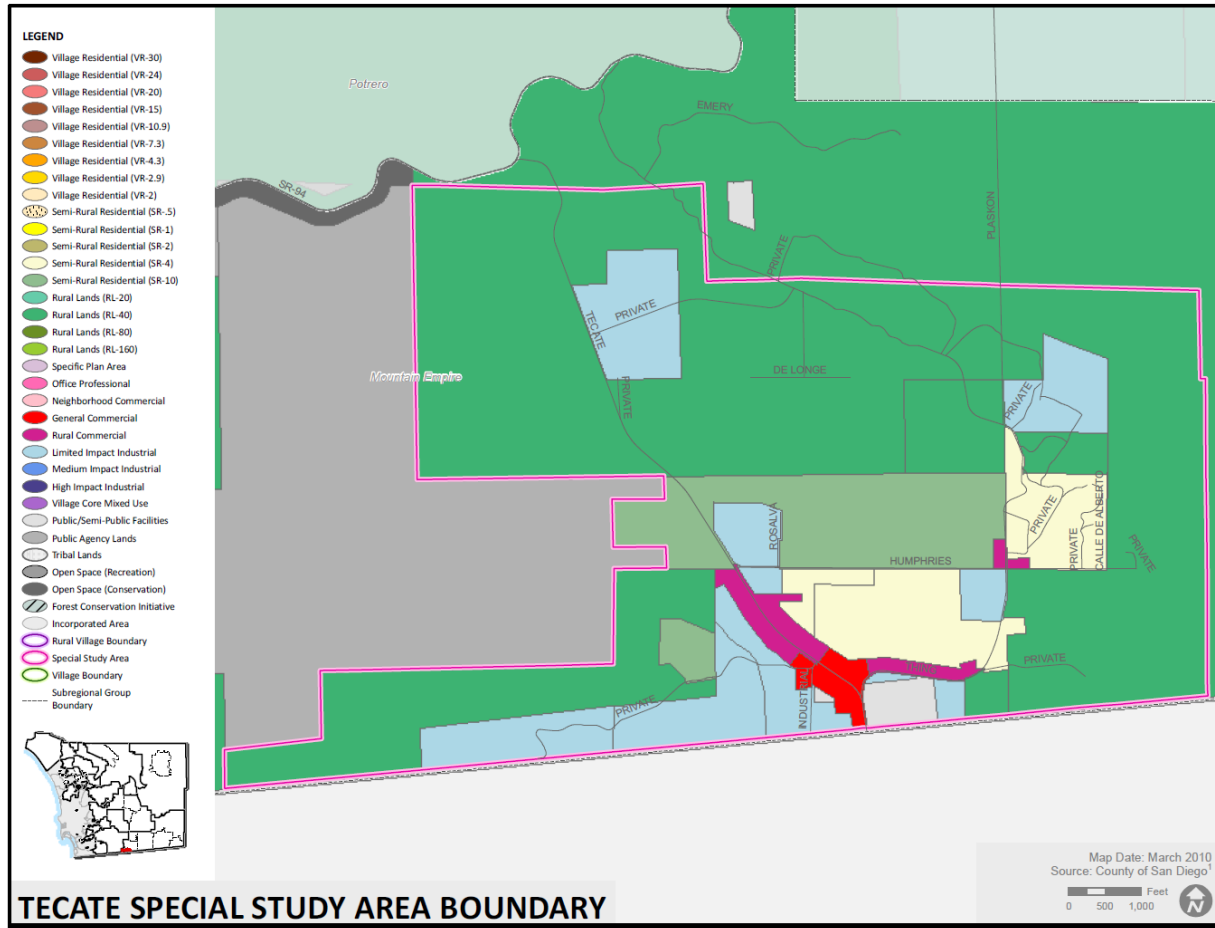
Expanded Commercial and Industrial development in Tecate has been discussed for many years as part of the General Plan Update. As part of these discussions, there were two significantly different alternatives developed for Tecate — a large expansion of nonresidential land use designations on the Referral Map and a smaller expansion on the Draft Land Use Map. Even though revitalized and expanded commercial and industrial development in this location would be appropriate at the Border crossing, which is located adjacent to a population of 100,000 residents in Tecate, Mexico, there are concerns that an expansion of uses in Tecate will cause congestion on SR-94, which is currently constructed as a two-lane road and is not feasible or desirable to expand.

Upon further analysis, as well as a traffic study undertaken by Kimley Horn and Associates, staff determined it was appropriate to allow studies to develop a land use plan for a Tecate Special Study Area, with requirements to include traffic analysis, a more specific land use plan, as well as looking at internal circulation and alternate modes of transportation. This action would require a General Plan Amendment.

Until the Special Study Area is planned and a General Plan Amendment is processed, staff is recommending that the area within the Special Study Area retain current General Plan land uses and densities that have been converted into the framework of the General Plan Update designations, however areas on the periphery of the community will be still designated Rural Lands 40. This recommendation is supported by the Tecate Community Sponsor Group and property owners are being notified, as appropriate.

Full descriptions of this process, as well as goals and policies that will guide the development of the special study area are included as part of the Mountain Empire Subregional Plan, which is available on the website at:

http://www.sdcounty.ca.gov/dplu/gpupdate/docs/draftgp/complan/mtnempire_070109.pdf



San Diego County General Plan

Figure 3

(Figure Updated 4/12/2010)

North County Metropolitan Subregion

Twin Oaks Valley - There are no specific issues or potential changes to discuss.

Hidden Meadows - There are no specific issues or potential changes to discuss.

San Pasqual Valley Road (NC 9)

The site under consideration is a 20-acre parcel located on San Pasqual Valley Road with an existing fruit stand operation shown in the figure below. The tentative Planning Commission recommendation is a split-designation with three acres designated Rural Commercial and the remaining 17 acres designated SR-2, 4, 8.

As directed by the Planning Commission during the February 19, 2010 hearing, staff has continued to work with the property owner to assign a Rural Commercial designation to an appropriate amount of the site that would address both the desires of the property owner and the compatibility with the surrounding community. In subsequent discussions, the property owners indicated a desire for a 10-acre portion

designated Rural Commercial to facilitate development of a small grocery store, such as a Henry's or Trader Joe's.

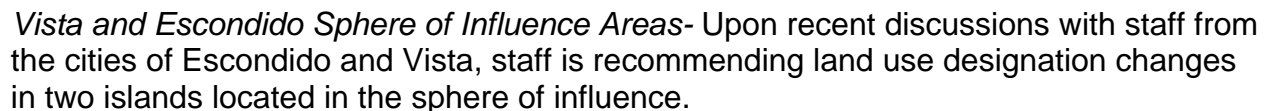
Additionally, staff will also consider design criteria that can be established for the site, such as the application of a B or D designator. The adoption of a D designator as a Special Area Regulation on the property could include specific language to guide development on the property. The D designator would require a site plan to be processed that demonstrates compliance with the General Plan, North County Metropolitan Subregional Plan and the specific standards required by the ordinance associated with the D designator.

As requested by the Planning Commission staff has also contacted the City of San Diego regarding this site to ensure that there is coordination between the City and the unincorporated County. In 2005 the City of San Diego amended its Land Development Code and instituted a rezone of all City-owned parcels in the San Pasqual Valley to a more restrictive agricultural zone in order to preserve the existing rural character of the valley, prohibit further commercialization and to ensure the permanent protection of the San Pasqual Valley's unique water, agricultural, biological, visual, and cultural resources. The proposed commercial use in this area would be incompatible with the City of San Diego's General Plan, the San Pasqual Community Plan, the San Pasqual Vision Plan, and City County Policy 600-45.

Staff's current recommendation is to retain the initial Planning Commission tentative recommendation of three acres of Rural Commercial, and 17 acres of SR-2. Additionally, staff also recommends applying a special D designator to the commercial portion of the site to ensure that the any new commercial establishment is developed to minimize the visual impacts to the surrounding community. Staff's position is intended to recognize the existing farm stand operation, but also discourage potential negative impacts that a large scale shopping center possibly could create in the San Pasqual Valley.

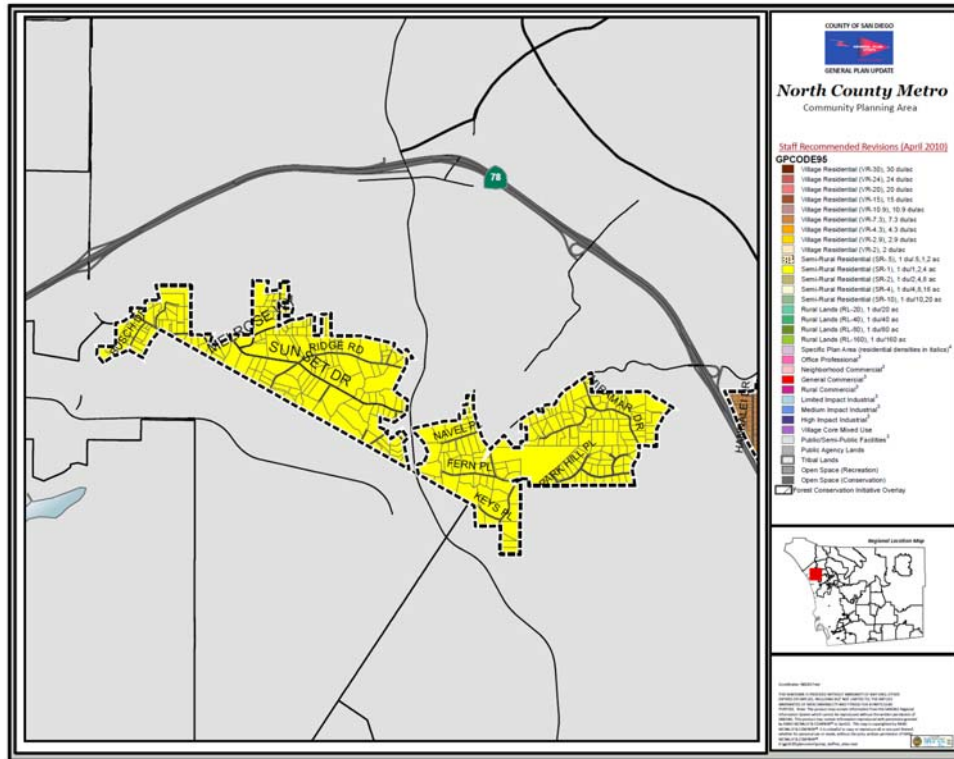
County Island Southeast of Escondido (NC 18) - NC 18 shown on the figure below is within a County island that is southeast of the City of Escondido, which was initially recommended by staff for designation to SR-2 following concerns over fire response time in the area. County Fire Authority staff has since performed a further detailed review of the area and has provided additional guidance for staff's consideration. Staff in coordination with the local Fire Marshal have reevaluated the area and have revised the boundary for NC18 based on fire response issues in the area.

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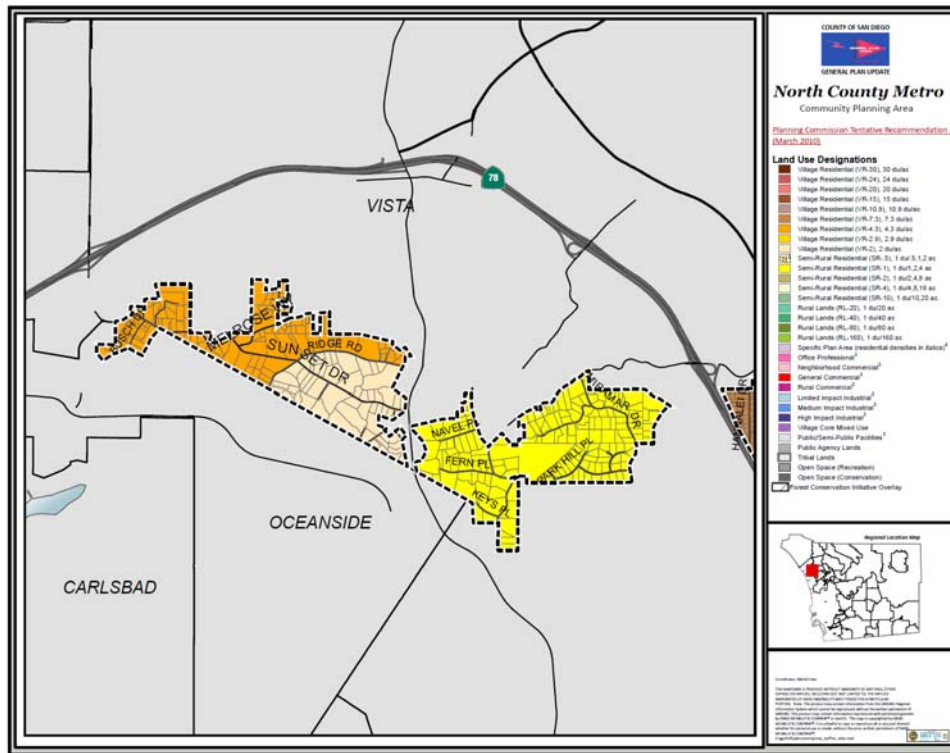


Sunset Island (Vista Sphere of Influence) This approximately 300-acre island, located in the Southwest Corner of the City of Vista's sphere of influence, has an existing designation of one dwelling unit per acre. Under the General Plan Update, the proposed designations were a combination of VR-4.3 and VR-2. The comments from the City are that they have no immediate plans for incorporation, and that the sewer capacity in the area would not support the increase in density. City staff also stated that they are undergoing planning to use most of its remaining sewer capacity on the west side of Vista for development within the city core. Staff recommends revising the land use designations in the area to SR-1 for the entire island to reflect both existing conditions and realistic development capacity without sewer from the City of Vista

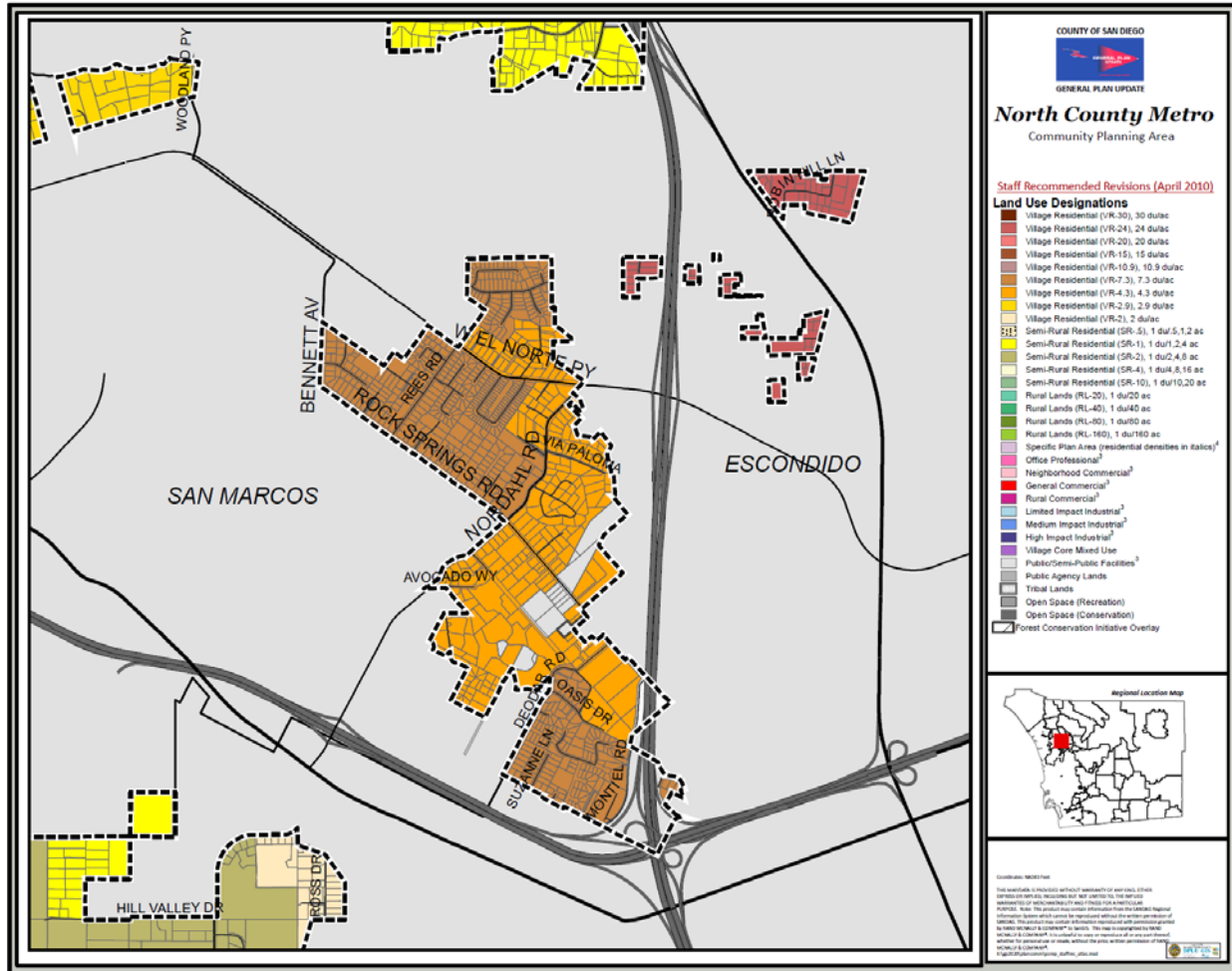
Sunset Island NC Metro Planning Area (Staff Recommendation)



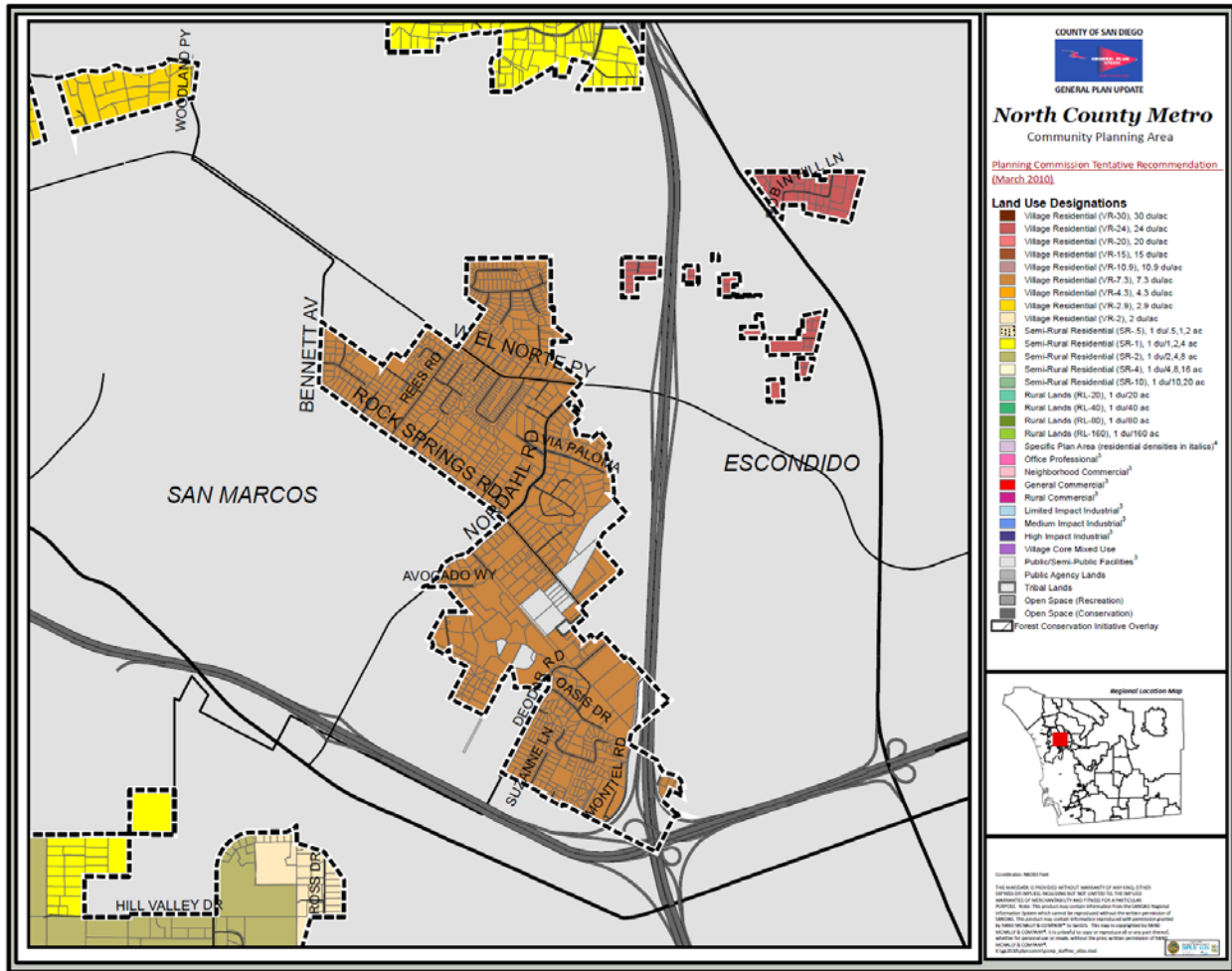
Sunset Island NC Metro Planning Area (Pc Tentative Recommendation)



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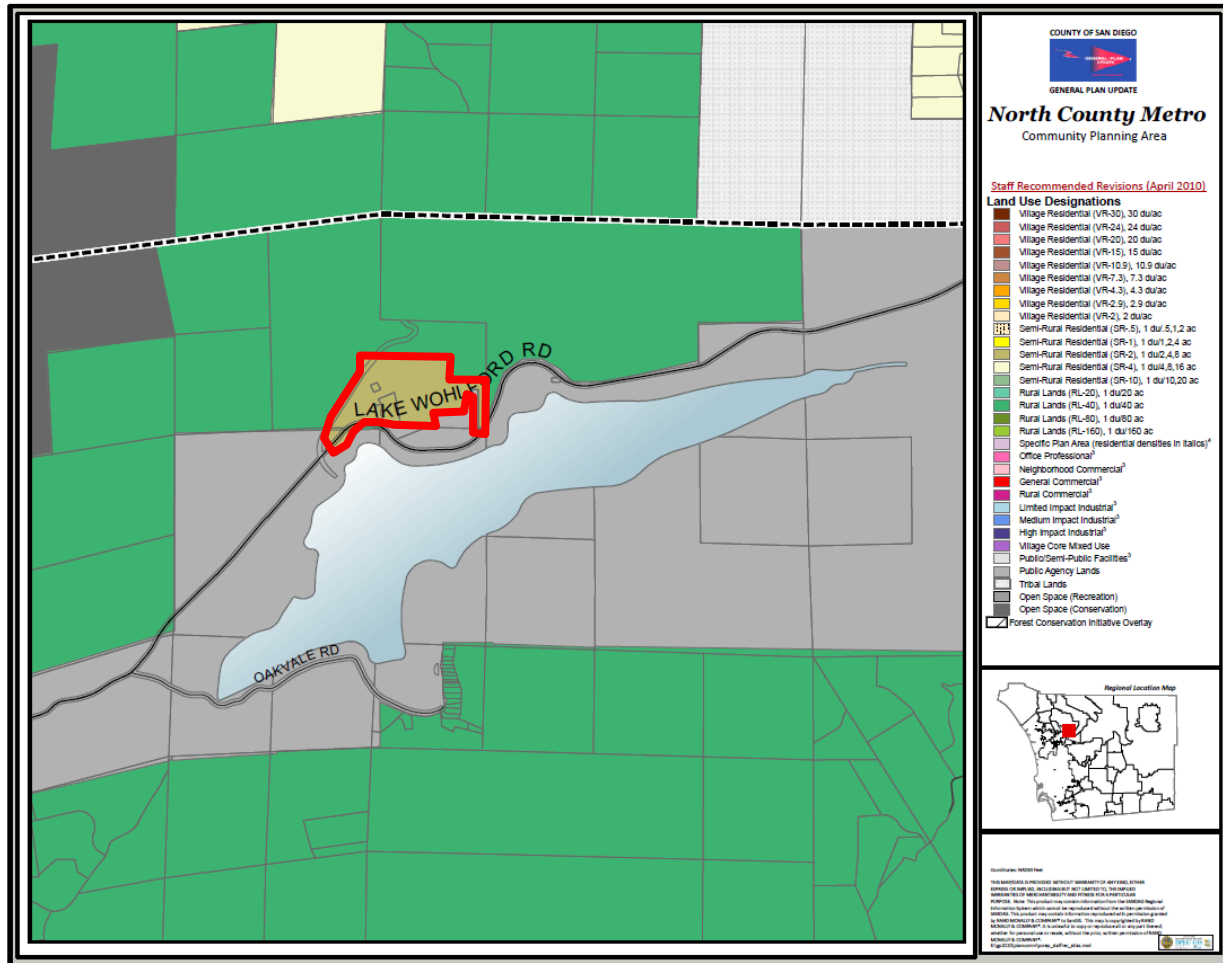
Escondido Sphere NC Metro Planning Area (PC Tentative Recommendation)



Lake Wolford Resort Mobilehome Park

A mobilehome park is currently located in an area north of Lake Wolford, which has been assigned a RL-40 land use designation under the General Plan Update. The park has approximately 120 existing residential sites and has had Residential Mobilehome zoning since at least 1980. The staff recommendation is to assign a density of SR-2 on the area that is currently developed to reflect the higher intensity development in comparison to the otherwise rural area. Although this designation would not completely represent the density on the ground, this method is comparable to how other mobilehome parks are mapped in other rural areas, such as Pine Valley, Potrero and Sunshine Summit.

Lake Woford: NC Metro Planning Area (Staff Recommendation)



North Mountain Subregion

There are no specific issues or potential changes to discuss.

Otay

There are no specific issues or potential changes to discuss.

Pala - Pauma

There are no specific issues or potential changes to discuss.

Pendleton - DeLuz

There are no specific issues or potential changes to discuss.

Rainbow

There are no specific issues or potential changes to discuss.

Ramona

Ramona Town Center Area

There are a few items in the Ramona Town Center that remain to be addressed, with the addition of some General Commercial-designated land, the addition of Village Residential 20 land to replace the land converted to Commercial, and the designation of Public / Semi Public Facility on land owned by the County on the future library site.

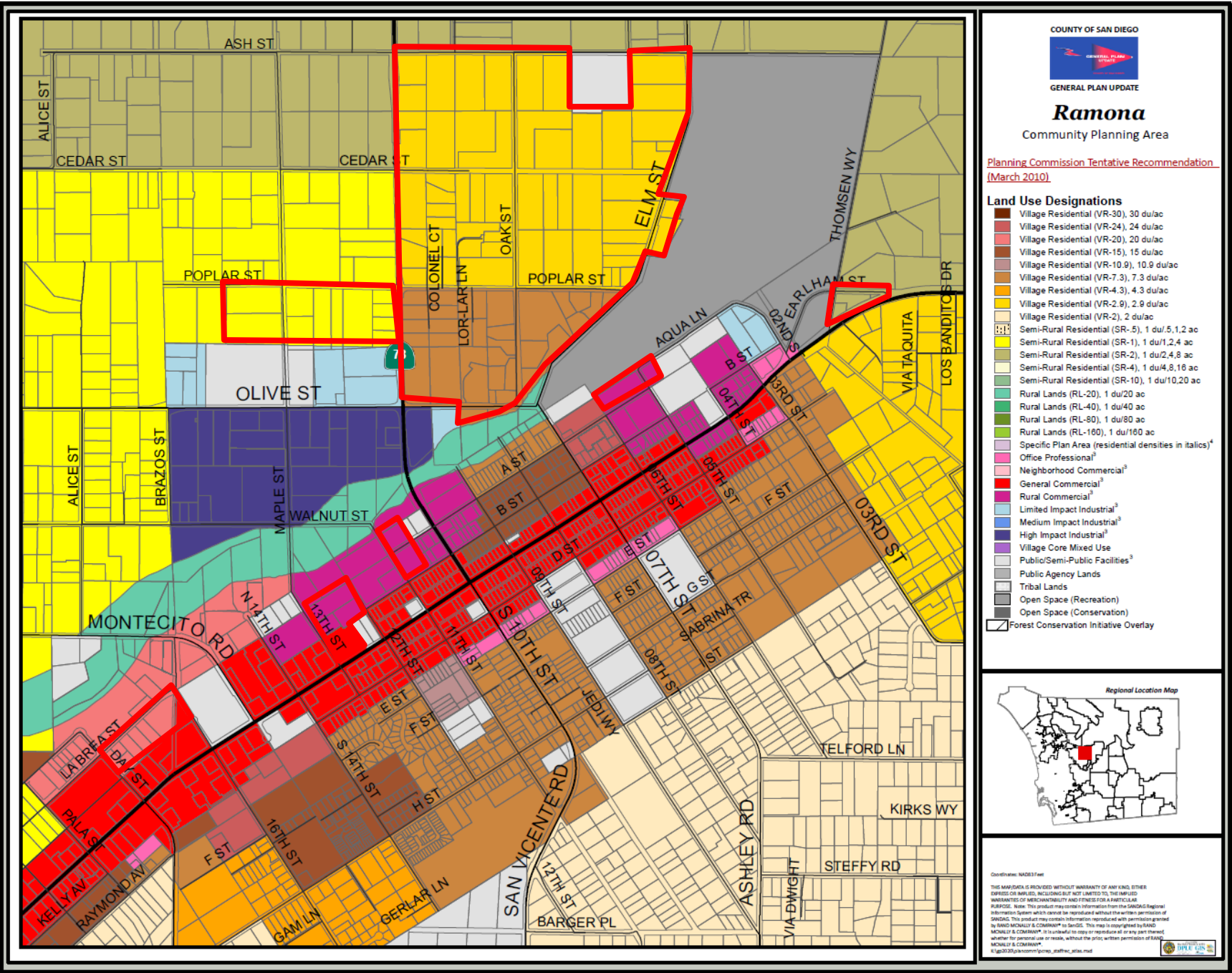
At the request of the Ramona Community Planning Group, staff is proposing to reassign approximately eight acres, currently designated VR-20 on the Planning Commission Tentative–Recommended Land Use Map, to General Commercial. This designation would provide a larger General Commercial block to potentially encourage a larger commercial development on the site. This increase in Commercial-designated land will be compensated by changing approximately eight acres of General and Rural Commercial designated land, the site of the future County Library complex, to a Public Semi / Public designation. To compensate for the loss of housing in the area, there are two areas staff is recommending to reassign from Rural Commercial to VR-20 — one four-acre site near the County Library complex and a four-acre site near the Ramona Senior Center on the eastern side of town.

Ramona Town Center Area – North

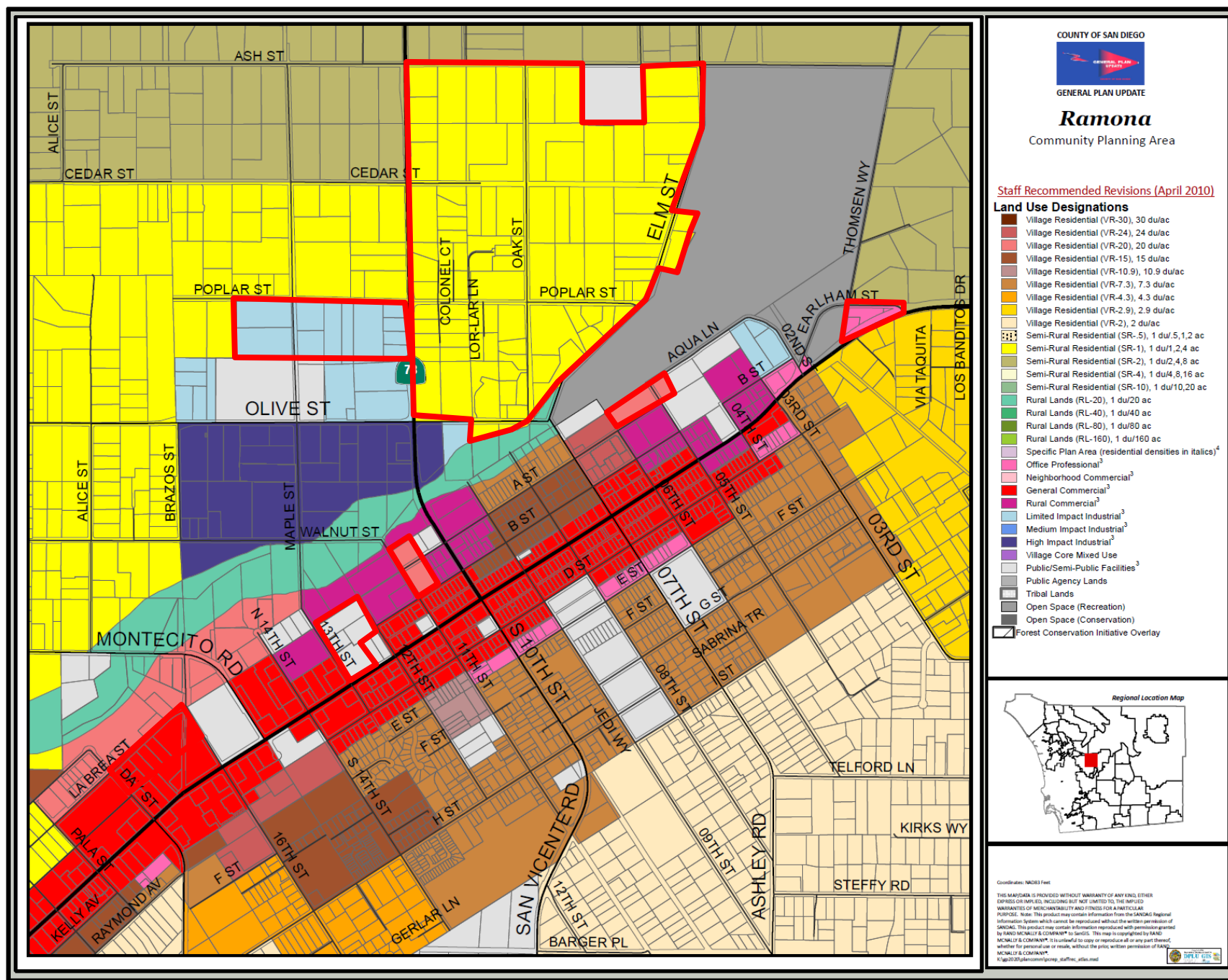
There are two proposed changes in the North Ramona Town Center Area. The first, would expand the Industrial Area by assigning additional parcels with a Limited Impact Industrial designation. This is consistent with the Referral Map designation and the Community Planning Group preference. The second proposed change would reduce the assigned density of VR-2.9 and VR-7.3 to SR-1 in an area north of the Town Center and east of the Industrial Area. This area is designated one dwelling unit per acre and one dwelling unit per 4/8 acres under the current General Plan. The Community Planning Group and staff recommendations are to designate this area SR-1 to reflect existing development patterns.

In response to a request from the Ramona Community Planning Group, a final recommendation in the Town Center is to change the designation of a property on the eastern side of the Town Center from SR-2 to Office Professional, which is consistent with the current General Plan designation. The site is currently used as a Health Clinic.

Ramona Town Center (PC Tentative Recommendation)



Ramona Town Center (Staff Recommendation)



Spring Valley

There are no specific issues or potential changes to discuss.

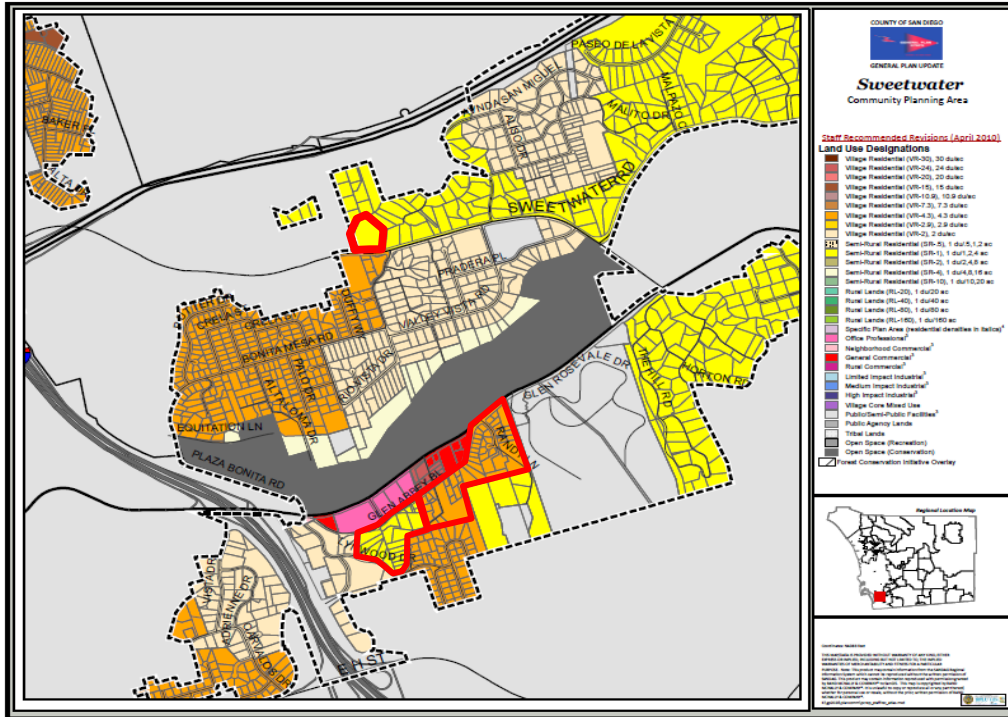
Sweetwater

Intersection of Plaza Bonita Central Way and Sweetwater Road - The site covers approximately five acres and is located in the northwestern portion of the Community Planning Area at the intersection of Plaza Bonita Central Way and Sweetwater Road. In response to a request from the Sweetwater Community Planning Group, staff is recommending to change the designation from VR-4.3 to SR-1 based on concerns of compatibility with the surrounding neighborhood and also to recognize the steep topography of the site. All affected property owners are being notified of this proposed change.

Area South of Glenn Abbey Boulevard – The site encompasses approximately 32 acres and is located on Glenn Abbey Boulevard in the southwestern portion of the community planning area. The Sweetwater Community Planning Group has requested that staff revisit the area to more appropriately designate the site to address traffic concerns on Glen Abbey Boulevard. Staff recently visited the site and is now recommending a change from VR-7.3 to VR-4.3 to recognize the steep topography of the area and to also alleviate potential traffic impacts on an already congested roadway. All effected property owners are being notified of this change.

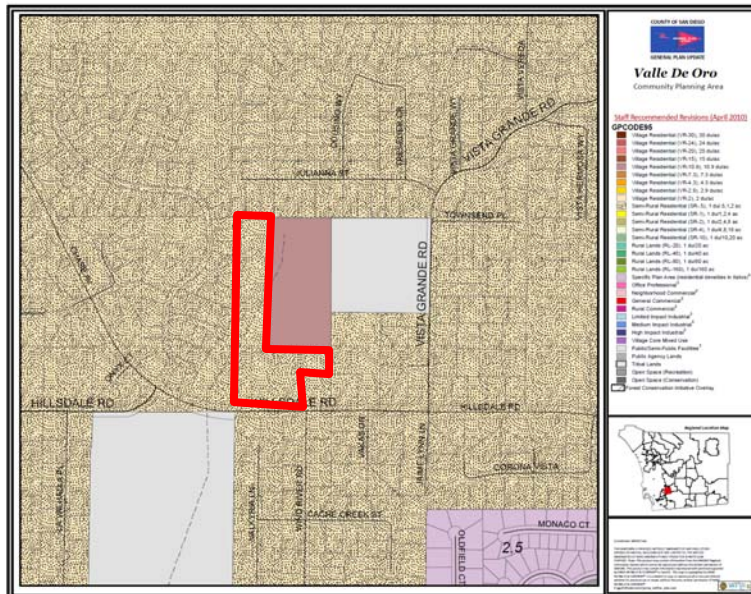
Intersection of Lynwood Drive and Holly Way – The site, located at the intersection of Lynwood Drive and Holly Way, covers approximately 13 acres. Staff recently visited the site and has determined that nearly the entire site contains slopes in excess of 25% and is not suitable for a Village Residential land use designation. Therefore staff has recommended a change from VR-4.3 to SR-1 based on the steep topography of the land. All effected property owners are being properly notified of this change.

Sweetwater Planning Area (Staff Recommendation)



Valle de Oro

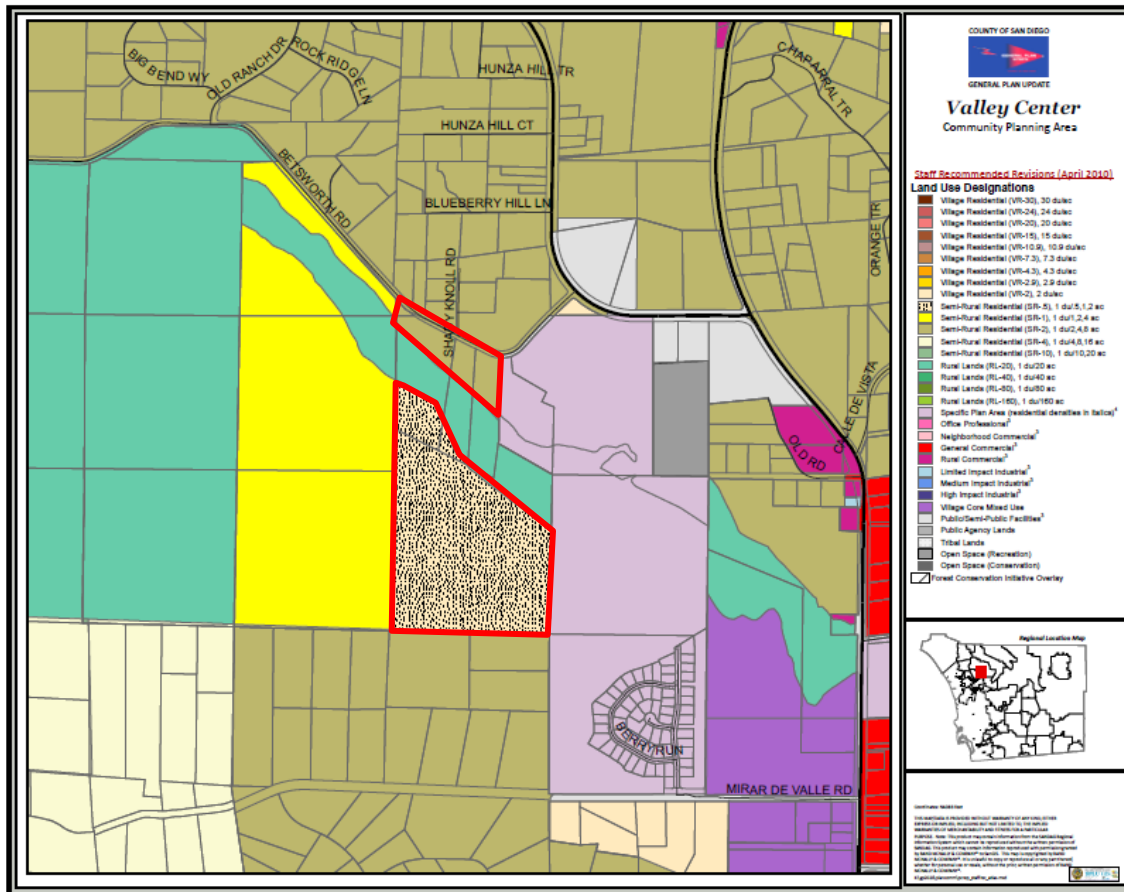
Village Residential 10.9. A mapping error in Valle de Oro ~~Valley Center~~ has resulted in an additional unintended parcel designated VR-10.9. Staff plans to change to designation to SR-0.5 to reflect development in the surrounding area.



Valley Center

Area south of Betsworth Road – The site encompasses approximately 41 acres, and is located in the southern portion of the Community Planning Area. The Valley Center Community Planning Group has requested that the tentative Planning Commission recommendation of VR-2 be appealed because the site is located outside of the identified Village area, and is also within PAMA and constrained by steep slopes. The Valley Center Community Planning Group and the property owner reached a compromise and are recommending reassigning the designation from VR-2 to SR-0.5. The change to SR-0.5 would place slope restrictions on the property, but not change the density of two dwelling units per acre. Staff concurs with the Community Planning Group and property owner's recommendation of SR-0.5.

Valley Center Area (Staff Recommendation)



Intersection of Fruitvale Road and Cole Grade Road – The site includes seven parcels that cover approximately 20 acres of land located at the intersection of Fruitvale Road and Cole Grade Road in Valley Center. The Valley Center Community Planning Group has requested that the Planning Commission reconsider their tentative recommendation of VR-4.3 and VR-2.9. The Valley Center Community Planning Group is requesting a change to VR-2 and SR-1 based on existing parcelization and to also reduce the number of generated vehicle trips. In addition, this area is not likely to be served by sewer in the foreseeable future.

Valley Center Area (Staff Recommendation)

